



GREAT AYCLIFFE NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

SUBMISSION DOCUMENT – JULY 2016

Plan Period 2016 – 2036

On behalf of Great Aycliffe Town Council



Contents

Introduction	1
Summary of Consultation	1
Consultation Strategy.....	2
The Steering Group	3
The Housing Thematic Group	3
The Environment Thematic Group.....	3
The Retail Thematic Group	3
How were residents consulted?.....	4
Mapping Exercise Findings.....	5
Early Consultation Responses	5
Three good things about Aycliffe	5
Top three things to improve in Aycliffe	6
Launch Event.....	6
Summary of Initial Town Wide Consultation	6
Environment.....	7
Allotments.....	8
Trees.....	8
Housing.....	8
Housing Design.....	10
Renewable Energy/Solar Panels	11
Retail	11
Community Infrastructure Levy (CIL) / Section 106.....	12
How were the issues and concerns responded to?	13
Issues and Proposals Town Wide Consultation	15
Environment.....	15
Housing.....	16
Retail	16
Community Infrastructure Levy (CIL)	17
Character and Heritage Assessment.....	17
Pre-Submission Consultation	18
Table 1: Consultation Events and Activities	20
Appendix 1 Initial Town Wide Questionnaire	30

Appendix 2	Soft Market Testing of Retailers.....	31
Appendix 3	Roles and Responsibilities	32
Appendix 4	Summary of Theme Sheets	33
Appendix 5	Your issues, Our Proposals Consultation	61
Appendix 6	Comments from Your Issues, Our Proposals	62
Appendix 7	Heritage & Character Assessment Consultation Responses.....	70
Appendix 8	STATUTORY CONSULTEES	73
	ADDITIONAL CONSULTEES.....	79
Appendix 9	Responses to Pre-Submission Document	82

Introduction

- 1 This consultation statement describes how the Great Aycliffe Neighbourhood Plan has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
 - b) An explanation of how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted;
 - d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.
- 2 Great Aycliffe Town Council has been explicit in its aim to have a plan that has been shaped by the views of its residents and businesses and the consultation undertaken throughout the preparation of the Great Aycliffe Neighbourhood Plan (GANP) supports this. However, there was concern from the start regarding low engagement from residents from experience of previous consultations. Although responses to consultation events dropped dramatically as the GANP progressed, this has been attributed to the fact that residents did not have any concerns over the proposals being made. This is demonstrated by the percentage of people supporting proposals and the lack of objections to these proposals.

Summary of Consultation

- 3 Residents and businesses were consulted on many occasions and in a number of different ways. Details on the events and activities that took place can be found in Table 1 on page 20.
 - A big launch event took place.
 - A logo competition was held to try and engage the schools.
 - Two town wide consultations took place where questionnaires were delivered to all households and placed in key locations across the town.
 - A Facebook account was set up.
 - A number of public events were held at key points throughout the preparation of the plan.
 - Officers attended Residents, Voluntary and Community Group Meetings on a regular basis to keep residents informed on the plan progress.
 - The Town Council Newsletter and local newspapers.
 - A number of mapping exercises took place.
 - A number of short snap shot surveys were made available electronically.
 - A range of activities took place at a large number of events across the town.



Competition winner



our logo



Youth Councillors assisting at the Launch event

Consultation Strategy

- 4 The aims of the Great Aycliffe Neighbourhood Plan consultation process were:
 - To start with a ‘front-loaded’ consultation to ensure the Neighbourhood Plan was informed by the views of local people and other stakeholders right from the beginning of the process.
 - To engage with as wide a range of people as possible, using a variety of events and communication techniques.
 - To ensure that consultation and feedback events were undertaken at critical points throughout the process.
 - To ensure that the results of consultations were reported to the residents on a regular basis.

- 5 The Parish of Great Aycliffe has a population of 26,633 (*ONS 2011*). Whilst this was going to be a very large task it was important from the outset to gather the views of as many local residents and businesses as possible.

- 6 Although Great Aycliffe Town Council consults with the public and stakeholders on a regular basis and has a good understanding of the issues in Great Aycliffe it was imperative to develop a different approach to consultation that was varied, accessible and inclusive to ensure as many people as possible had the opportunity to have their say.

- 7 The key stages in the consultation strategy were:
 - Designation.
 - Initial mapping exercise of services and facilities to ascertain if any particular area needed to be targeted.
 - Mass consultation through a town wide questionnaire to promote the Plan and gather early priorities and issues, which would help develop the vision and objectives.
 - Public involvement through working groups – issues, options and proposals.
 - Public involvement by attending meetings and having regular feedback using social media, the local newspapers and the Town Council’s own newsletter.
 - Mass consultation on the issues and proposals through a town wide and electronic questionnaire – agreeing the proposals.
 - Draft Plan – Statutory Pre-submission consultation.
 - Independent Examination
 - The Great Aycliffe Neighbourhood Plan Referendum.

- 8 At the time of the initial consultation and a number of subsequent consultation events the County Durham Plan was still relevant. Strategic sites were not included in the GANP consultation events as these are dealt with by Durham County Council and had been included in their consultations. The development site at Low Copelaw was supported by the GANP and Great Aycliffe Town Council. The withdrawal of the County Durham Plan has complicated matters for the final stages of the GANP.

- 9 A number of groups were set up to help progress the GANP. It was agreed that the Steering Group would be the main decision making body with input, support and scrutiny from the elected Members of Great Aycliffe Town Council. Three Thematic Groups would tackle the most important key areas. These were Environment, Housing and Retail, with special meetings being called as necessary.

- 10 The GANP was supported by a Planning Consultant, Mr Steve Barker, Prism Planning, who provided planning expertise when required and Mr Charlie Walton who acted as a 'critical friend'.

The Steering Group consisted of:-

Councillors James Atkinson, Michael Dalton, Ian Gray, Brian Hall, Chris Wheeler from Great Aycliffe Town Council; Councillor Mike Dixon representing Durham County Council; Mr Syd Howarth representing the Voluntary Sector; Mrs Kerina Clark who is one of the Business Park Steering Group Members representing the Business Park; Mr David Sutton-Lloyd representing the Community Groups; Mr Brian Riley as the Area Action Partnership representative and two public representatives, Mr Mark Rowcroft and Mr Ian Wiggett

The Housing Thematic Group consisted of:-

3 No. Town Councillors Councillors Bob Fleming, Arun Chandran, Wendy Hillary
2 No. Steering Group Members County Councillor Mike Dixon, Mr Syd Howarth
Maximum of 10 public representatives Mr Chris Peacock, Mr Craig Farlow, Mr John Snowball, Mr Ken Robson, Mrs Sheelagh Bainbridge, Mrs Sue Cooke

The Environment Thematic Group consisted of:-

3 No. Town Councillors Councillor Bob Fleming, (2 x vacancy)
3 No. Steering Group Members Mr Mark Rowcroft, Mr Ian Wiggett, Councillor Ian Gray
Maximum of 10 public representatives Mrs Carol Benson, Mrs Kathleen Woodhams, Mrs Sheelagh Bainbridge, Mrs Sue Cooke, Mr Chris Peacock, Mr John Snowball

The Retail Thematic Group consisted of:-

3 No. Town Councillors Councillors William Blenkinsopp, Wendy Hillary, Jed Hillary
Up to 3 No. Steering Group Members Councillor Brian Hall, Mr Syd Howarth
Maximum of 10 public representatives Mrs Millie Greener, Mr John Snowball, Mrs Sue Cooke, Mr Ken Robson

- 11 Some members of the groups were very active, attended most meetings and helped positively promote the Plan. Some members had indicated they were happy just to take part by receiving any information electronically and only make comments when they felt necessary. A number of group members had experience and/or skills that helped focus and progress discussions.
- 12 A list of original members who took part in the early stages and left the groups are:- Great Aycliffe Town Councillors Paul Kjenstad and John Clark; Mr Jim Cokill from Durham Wildlife Trust as an environmental representative; Mr Bryan Haldane, Town Centre Manager and Mr Chris Walton from Livin a local social housing provider.
- 13 Durham County Council provided support through various officers including planning, retail guidance and sustainability matters.
- 14 Once the work on the issues and proposals had been completed, it was agreed that all groups would then combine into one with the Chairman of the Steering Group continuing to Chair the meetings.

How were residents consulted?

- 15 All events were publicised widely in the local papers, via social media (facebook and twitter), posters, attending community meetings and personal invites.
- 16 A poster in Polish was displayed in the church where many Polish residents attend, the Corporate & Policy Officer met with a representative of the deaf community and the Community Neighbourhood Engagement Officer visited a number of local take-aways to ensure consultation was not only limited to those who spoke or read English.
- 17 A range of techniques were utilised to ensure as much engagement as possible and that all age ranges were included.

- Mapping exercises at a number of events
- Town Wide Questionnaires
- Logo competition for schools
- A big launch event
- Tops and Pants at a number of events
- Town Council Newsletter
- A Neighbourhood Plan newsletter was produced
- Newton News
- Aycliffe Today
- A Facebook account was set up
- Drop in events were arranged
- Attending other organisations' meetings
- Residents' Meetings
- PACT Meetings
- Ladder of Priority
- Business Meetings
- Survey Monkey



- 18 The Corporate and Policy Officer and Community Neighbourhood Engagement Officer attended a number of business breakfast meetings in order to try and engage the business community with the Neighbourhood Plan process. However, the Aycliffe Business Park organisations were already working on a project 'Shaping the Future' and they were concerned that the neighbourhood planning process would delay their project.
- 19 After a number of meetings and various follow up emails, where the benefits of working together were outlined, it was decided that in order not to duplicate the work being undertaken by the business community there would be no specific theme relating to Aycliffe Business Park for the GANP.
- 20 Residents are assured that although there is little relating to business within the GANP, it is not an omission or error but a conscious decision as the work is being covered elsewhere. However, where possible the work on the Shaping the Future Project has been included in the GANP and its policies.

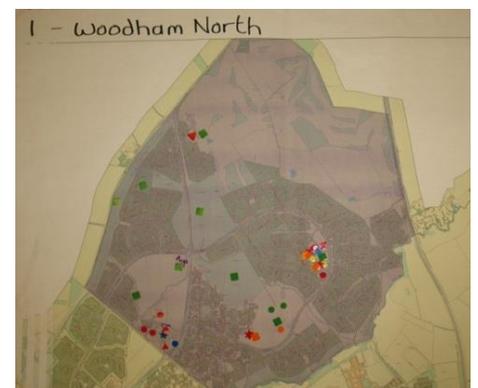
Mapping Exercise Findings



- 21 The initial mapping exercise was undertaken by the Town Council Customer Panel and Aycliffe Youth Council with a follow up exercise being undertaken by the Town Councillors.
- 22 The purpose of the mapping exercise was to find if there were any areas lacking facilities or any services that were not available. Large maps from each area were set out and a key of facilities was provided. The residents at the meeting were asked to mark as many facilities and services as possible, for example community facilities, shops and cash point services.

23 This was a very useful exercise to undertake as it showed that there was a great range and number of facilities and services. It showed that most areas had facilities and services available. In the areas where there were fewer facilities, these could be found within a short distance.

24 In addition, large maps were used at numerous events to 'map' a wide range of topics. These were very informative as residents liked to see where they lived in relation to the town and see what else was near them. The maps were good engagement tools and people of all ages and abilities were able to use them.



Early Consultation Responses

25 In order to gain an initial idea of priorities for the GANP, the Community Neighbourhood Engagement Officer attended Fun in the Parks and other community events over a number of weeks where residents were asked to complete a quick question sheet, giving 3 good things about Aycliffe and 3 things they would like to see improve. 149 residents took part in the survey with over 3000 people attending the events.

Three good things about Aycliffe

- 26 38% of respondents liked the services provided by Great Aycliffe Town Council and in particular the parks and play areas.
- 27 35% of respondents said the environment was the best thing about Aycliffe, the open green spaces was the main reason given for this answer.
- 28 16% said retail was good in Aycliffe, however, these answers did not relate to the quality of the shops but rather the visual improvement to the town centre since the redevelopment had commenced.

Top three things to improve in Aycliffe

- 29 50% of respondents wanted to see improved and more retail on offer. There was support for a wider choice of shops including sports, clothing and high street brands. There was also support to use the town centre for a more social experience including bars and restaurants.
- 30 26% of respondents wanted to see services improve. However, there was a wide range of reasons for this answer, which included improving the facilities and activities in the Durham County Council Leisure Centre, more activities for teenagers, toilets in the town centre and education.
- 31 9% of respondents wanted to see an improvement in transport, which was predominantly parking and bus service issues.

Launch Event

- 32 The initial and early consultations provided a good starting point for the larger and much wider consultation. It enabled the launch event to focus the information and activities available on a range of key themes, yet leave sufficient scope for residents to add any other issues they thought were important. 88 people attended the event.
- 33 People attending the event had the opportunity to take part in a number of activities following a presentation by the Community Neighbourhood Engagement Officer. There was a large map for people to flag any issues, a priority ladder, simple voting options and a ‘tops and pants washing line’.



- 34 In addition residents were asked to choose words and/or a phrase that they thought best described Great Aycliffe. These were then developed into five statements which the residents voted on to choose the vision which would actually be used for the GANP.



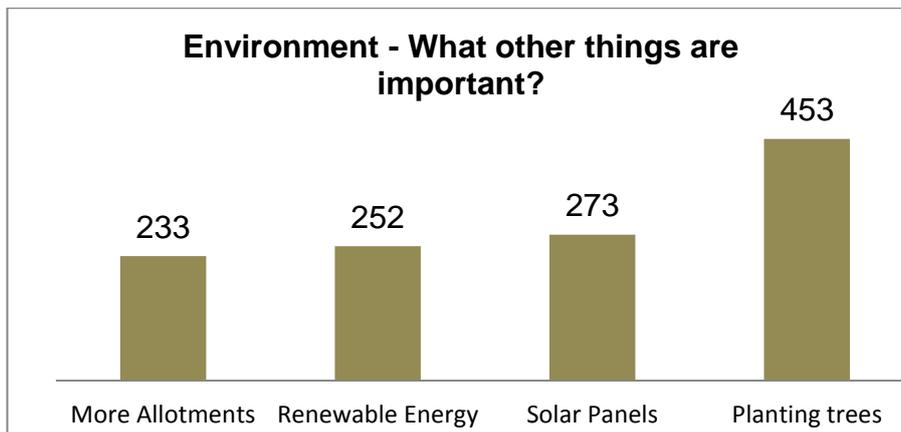
Summary of Initial Town Wide Consultation

- 35 The initial town wide questionnaire was delivered to every household (11500 houses). 791 responses were received. There were 5 main themes to address - Environment, Housing, Retail, Service & Facilities and Transport. Residents were given the option of ranking how important each theme was for the GANP to address. Over 11,000 individual comments were received on the town wide consultation alone with more provided at each of the early consultation events. The questionnaire can be found at Appendix 1.

- 36 The top priorities were:
1. Retail – 715
 2. Environment – 706
 3. Housing – 682
- 37 After prioritising the issues and analysing the comments, the main issues to address through the GANP were:
- To improve retail and provide better shops
 - To encourage the evening economy in Great Aycliffe
 - To enhance and protect the special green areas in the Town
 - To keep the feel of Lord Beveridge’s Vision
 - To consider climate change for future generations
 - To encourage more development of older persons’ accommodation close to services
 - To address parking issues in the older part of the town
 - To ensure future housing developments have adequate green spaces
 - To stop Aycliffe Village being incorporated into Newton Aycliffe, keep it a separate village
 - To ensure future housing is energy efficient with sufficient parking
 - To ensure future housing is of good design – no bland estates or flat roofs
 - To encourage local jobs

Environment

- 38 Protecting green open spaces was identified as a priority in the first town wide consultation and remained a priority throughout all consultations.
- 39 There were a number of reasons for maintaining green spaces including:
- this town is so lovely to look at it is essential to keep these green areas
 - Visually important
 - To preserve the look of the town, for children to enjoy
 - I believe the great attraction of the town is the green spaces
- 40 Lord Beveridge’s vision for the town was cited on a number of occasions by all age groups.
- 41 There was also support, to alleviate parking issues in certain areas of the Parish, for part of some green areas to provide off street parking.
- 42 When asked additional questions about the environment, residents thought the planting of trees was important. As the chart below shows this was by far the most important thing for residents, supported by an additional 277 individual comments from the first consultation alone.



Allotments

- 43 Although more allotments scored high during the consultation process, there was no real demand for this to be included in the GANP as any additional allotment requirements would be met by the Town Council. There was no need to progress this further.
- 44 The Town Council currently provides 212 allotment plots in 5 locations; 2 allotment sites have pigeon or poultry facilities. In addition there is a community garden at the Pioneering Care Centre and Livin have been investigating providing community gardens within certain areas. As of March 2016 there were only 26 people on the Town Council allotment waiting list.

Trees

- 45 From the chart above planting of trees was considered very important for a large number of residents. Many felt this was important for a number of reasons, the main ones being:-
- “to enhance/improve the environment”
 - “to maintain the garden feel”
 - “they are the town’s lungs and attractive to view”
 - “for the wildlife”

Housing

- 46 Housing was ranked the third most important theme. However, respondents added very little detail in the subsequent question to support this level of importance, making more in-depth analysis of responses difficult.
- 47 At the time of the various GANP consultations the County Durham Plan was in its final stages or the outcome of the Independent Examiners Report was being considered, through the courts, and it was felt there was no need to consult on housing sites as these had already been allocated.
- 48 Although the GANP did not consult specifically on strategic housing sites plans showing the sites were made available at most GANP consultation events. There was general agreement for the strategic housing which had been allocated at that time and had been part of the original County Durham Plan consultations which was aimed at achieving around 2000 houses for the Parish of Great Aycliffe. These sites are shown in the table below and show a shortfall of 131 houses.

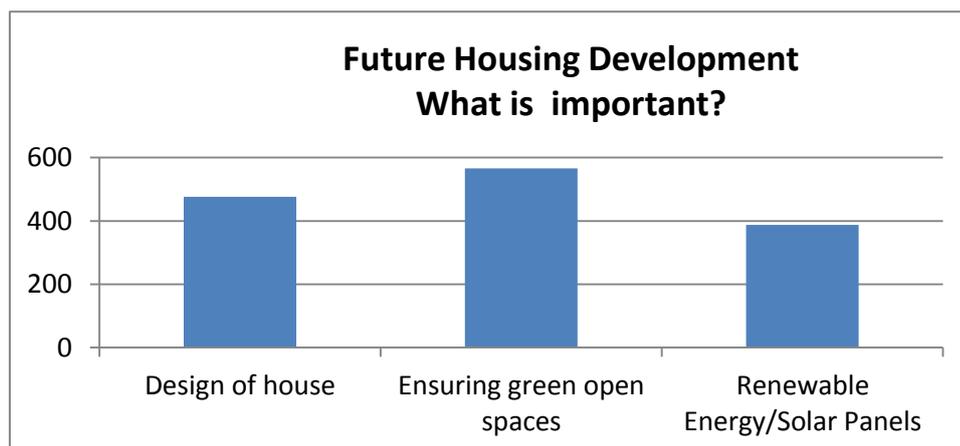
Allocation Reference	Site	Site Area (Ha)	Estimated No. of houses	Phasing timescale CDP	Comments for GANP
HA93	Site N, Cobblers Hall	1.8	62	Short	Complete
HA94	Site O, Cobblers Hall	4.7	165	Short	Nearing completion
HA95	Agnew 5, Land south of Agnew Plantation	5.0	157	Medium	Already being developed
HA96	Woodham Community College	4.4	132	Medium	Would prefer the site to have a higher allocation of bungalows, due to its proximity to services
HA97	Congreve Terrace	1.7	61	Medium	Not particularly suitable, poor access
HA98	Eldon Whins	11.5	342	Medium	Outside the Parish Boundary
H117	Land North of Travellers' Green	3.3	50	Medium	Already being developed
HA99	Low Copelaw	49.5	900	Medium to Long	Support the allocation of the site for housing. Supplementary Planning Document in place. Would need to renegotiate this to fit the findings of the GANP and meet the needs of the residents

- 49 The National Planning Policy Framework clearly sets out a presumption in favour of development. Residents cannot say 'no' to additional housing but they can influence where it is located and the style and types of development.
- 50 Residents were asked if they could specify any areas of land suitable for housing development. 219 comments were received with 19 residents stated none or no further housing. A number of brownfield or already earmarked sites were mentioned such as:-
- the Southern Club site (37);
 - the Horndale Club site (22);
 - Eldon Whins (11) and
 - the North Briton site (9).
- 51 In addition Woodham (15) and the Travellers Green area (12) were suggested and these are already being developed.
- 52 The old Elmfield School site (19) was also highlighted by residents. However, this site has very poor access and consultation has been undertaken in the past for a community building on the site. There was little or no support from residents for this proposal.
- 53 John Snowball, a public representative on the Thematic Groups, challenged officers, the Steering Group and other groups to ensure future housing needs were given robust consideration.

- 54 For the initial GANP consultation, residents were also asked if green spaces should be included in the design of future housing developments. 76% rated this as either 'strongly agree' or 'agree'.
- 55 When asked if 'your home meets your personal needs now or in the future' the following table shows respondents who answered no.

Currently	4.5%
In 5 years	10%
10 years	17%

- 56 When asked what type of housing is needed for the future bungalows were the most requested housing type. This question was asked to assist Livin, a local social housing provider, to determine future housing needs including the types of houses required in future developments in order to try and meet the needs of the residents.
- 57 Respondents did feel that having an input in future housing development was important, see the chart below. It was felt that the design should include green spaces in keeping with the rest of the town and should incorporate renewable energy where possible, which echoed the previous question under the environment heading.



Housing Design

- 58 When asked questions about housing design, although there were many comments stating the need to 'be in keeping or compatible with the area' there were as many comments suggesting 'designs should be forward thinking, innovative and adaptable to meet the peoples' needs'. Many residents commented about houses being too small, with one resident stating "people don't want to live in little boxes". Insufficient parking, houses crammed together and the need for additional bungalows were also frequently mentioned.
- 59 The top general comments regarding housing design are listed here:-
- Suitable/fit for purpose /meet needs 73
 - Spacious/Not cramped 64
 - In keeping with the rest of the town 37
 - Appearance/Aesthetically pleasing 34

60 Residents from Aycliffe Village (the Village) thought it was very important to keep the Village separate from Newton Aycliffe and not end up with new houses being built right up to the edge of the Village, thereby losing its identity.

Renewable Energy/Solar Panels

61 Renewable energy and solar panels also scored highly within the environment section. Residents were concerned about the cost of energy/fuel and the general cost of living and thought that renewable energy/solar panels would help alleviate this in the future. It was interesting to note that a number of respondents were not in favour of wind turbines.

62 Some of the main reasons residents felt renewal energy or solar panels are important were:-

- looking after our environment for our future generations
- must start to save the planet's natural resources
- energy saving / cheaper bills / keep the costs down
- to protect the environment
- all new houses should include solar panels.

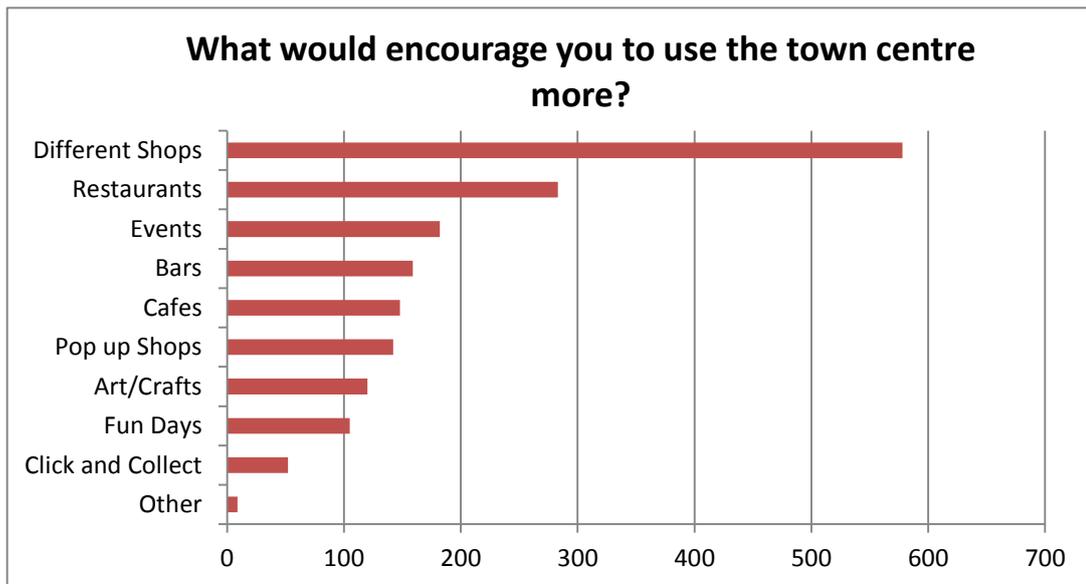
Retail

63 Retail was ranked the most important by respondents to all questionnaires and raised more comments at every public event or meeting and continued to elicit the most comments at all consultation stages.

64 Residents were asked if they thought an evening economy would be successful in Newton Aycliffe. 58% of respondents to the question replied yes, with 22% indicating no and 20% did not comment. Overall 422 individual comments were made on this question with a variety of reasons for (53%) and against (21%). 26% of comments were general statements with no clear support for or against an evening economy. 30 respondents suggested a cinema and 23 respondents specifically wanted a retail park.

65 Residents were asked about their shopping habits. 94.5% of respondents said they used the Town Centre to shop and 52% reported using various local precincts across the town e.g. Cobbler's Hall or Simpasture. 63% said they shopped online and this appeared to be mainly for good quality clothing, sports equipment, electrical items and gifts. This also echoed respondents' out of town shopping habits.

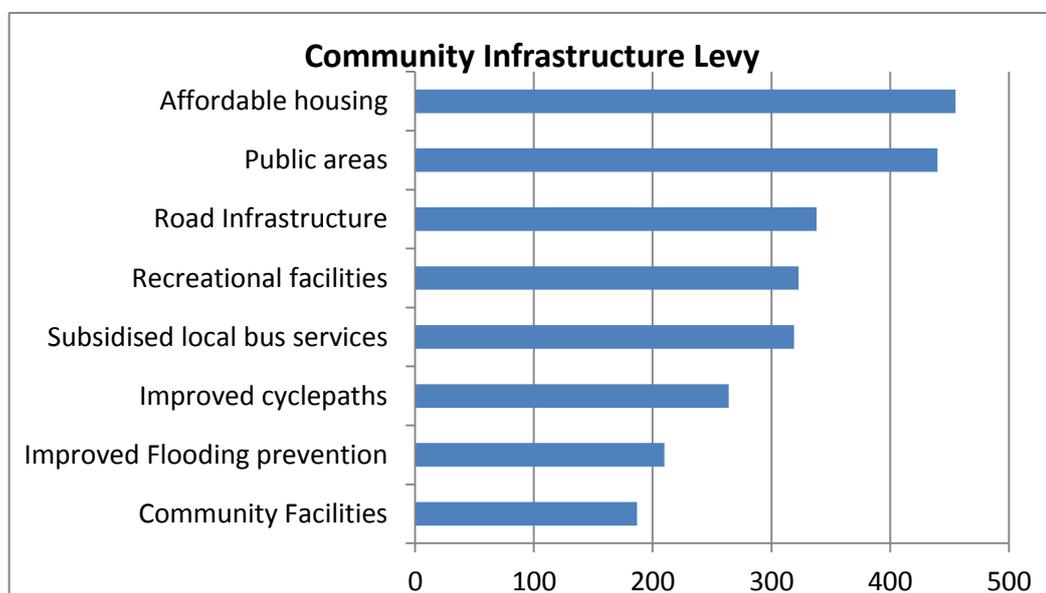
66 The first consultation showed that residents were happy with the appearance of the Town Centre after the redevelopment. However, there are still vacant units and in an effort to gather evidence of what would encourage residents to use the Town Centre more they were given a range of options see below.

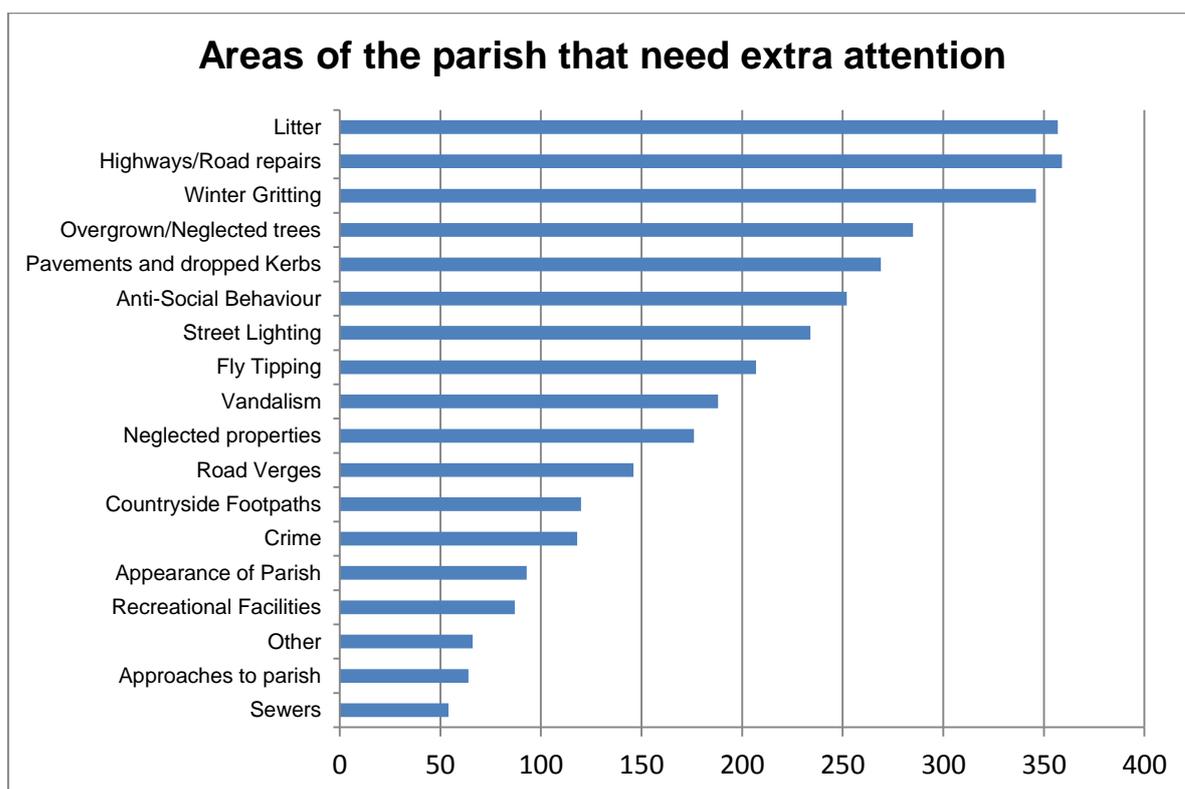


- 67 In order to address the needs of residents regarding retail an Independent Soft Market Testing of Retailers was commissioned a brief overview has been provided in the section ‘How were the issues and concerns responded to?’. The final report can be found at Appendix 2.
- 68 Although there was little interest shown from the Soft Market Testing that was undertaken there is overwhelming support of any future retail provision that would increase the choice and/or number of retailers anywhere within the Parish as long as the sequential testing and any other planning policy requirements had been met.
- 69 The Community Neighbourhood Engagement Officer, Angela Corner, worked tirelessly and went above and beyond the remit of the post to try and address the residents’ concerns regarding retail.

Community Infrastructure Levy (CIL) / Section 106

- 70 A section on CIL/Section 106 was included in the initial consultation following the recommended questions provided by Durham County Council. A range of questions were asked to determine the priority for any Community Infrastructure Levy received as a result of future development. The charts below provide an overview of responses.



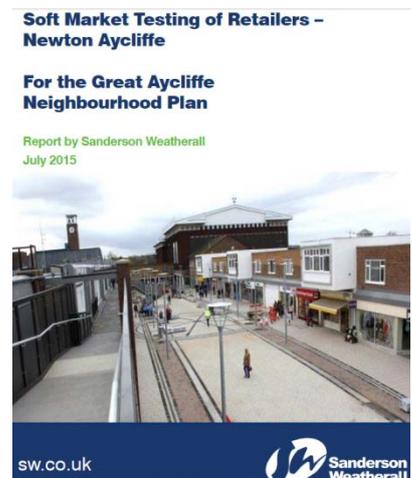


- 71 At the time of preparing the GANP there was a government suggestion of allowing Local Planning Authorities to take longer to put CIL in place, or not at all if they so choose. A parish with a neighbourhood plan receives a 25% contribution from developers through CIL as opposed to parish who do not have a neighbourhood plan who only receive a 10% contribution from developers capped at £100.
- 72 As the GANP is specifically for the Parish of Great Aycliffe, it was considered essential for local residents to have the opportunity to say what they felt were local priorities for investment.
- 73 Prior to the Issues and Proposals paper, residents were kept up to date with the progress of the GANP via social media, events and the local media.

How were the issues and concerns responded to?

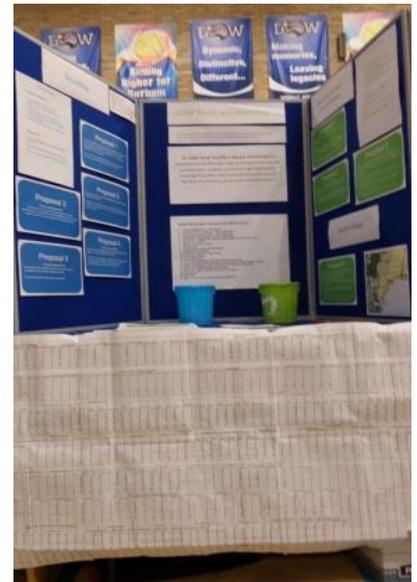
- 74 The various consultation meetings and town wide consultation set out the initial concerns for the residents. These were prioritised, ranked in order of importance as the GANP could not deal with every issue the residents had raised and then considered in detail by the Steering Group and Thematic Groups. Any non-planning matters were passed to the most appropriate organisation and a number of issues were included in the Town Council Service Delivery Plan for attention.
- 75 The Steering Group reviewed all of the information provided by residents, findings from the Thematic Groups and agreed any priorities or action.
- 76 Each thematic group worked through all the comments, discussed and investigated any potential options. Working papers were prepared to show in detail the prioritised matters that were investigated and any findings. Specialist meetings were held with organisations providing detailed information on items such as solar energy and wind turbines.

- 77 The roles and responsibilities of officers and thematic groups and other key people can be found at Appendix 3.
- 78 Protecting the green spaces, keeping the trees and tree lined avenues was a clear priority for residents. However, as a very green town already robust evidence to justify the protection of green spaces and trees would be required. A Character and Heritage Assessment was commissioned and undertaken by AECOM, an independent organisation, whose findings supported the views of residents in that the character of the town is distinctive in its green and open nature and should be protected and reflected in any future developments.
- 79 Although retail was the top issue for residents, the Retail Group was put on hold due to complications and non-conformity with planning policy. Everyone involved in the Plan recognised how important retail was for residents and agreed that retail must be addressed by whatever means necessary.
- 80 As any changes to retail, at that time, would not have been in general conformity with planning policy and a number of highly charged meetings were held with the Local Planning Authority. Eventually after a number of matters had been discussed it was decided that the only way to address retail was for an Independent Soft Market Testing of Retailers to be commissioned. This would provide an independent, up to date, assessment of retail for Newton Aycliffe. This involved contacting large and small retailers (national and local brands), 139 contacted in total, to ascertain if retailers would invest in Newton Aycliffe and if not, why not.
- 81 The independent Soft Market Testing of Retailers had very little response even after many follow up emails and telephone conversations, with only 12 responses being received and out of those 12 only 3 companies indicated they may be interested in coming to Newton Aycliffe. One of these had never heard of the town but the proximity to the A1(M) was the key factor.
- 82 Unfortunately, for residents, the Soft Market Testing of Retailers confirmed the Retail Needs Assessment that had been undertaken by Durham County Council, which concluded that there is very little retail interest in Newton Aycliffe. Therefore allocating land for a retail park would not be taken forward.
- 83 It transpired that many options being considered were already covered in the NPPF, the Sedgfield Borough Local Plan or would not be deliverable. In addition, a few key matters that were being investigated were actually in the process of being delivered, for example, the redevelopment of the North Briton site. Aycliffe Village residents wanted the site to be used for a shop or suitable housing for young people. After enquiries had been undertaken, no retailers were interested in the site and an application to convert the public house to 10 apartments and the erection of 4 dwellings has been approved.
- 84 Officers attended many local community events and organisation meetings to ensure information was continually fed back to residents.



85 A large 'Community Fayre' was held in June 2015, providing a forum for local community groups, sports groups and local businesses to promote their facilities. The Community Neighbourhood Engagement Officer took this opportunity to show the summary sheet from the initial consultation, provide information on the potential options to gather residents' views as well as answering any residents' questions.

86 These feedback sessions help clarify further the issues for residents and set out some options and/or proposals that had already been considered prior to the next phase of the consultation process. Additional consultation and feedback further validated the initial findings from the town wide questionnaire.



Issues and Proposals Town Wide Consultation

87 The work the Steering Group and Thematic Groups undertook resulted in seven objectives covering Environment, Housing and Retail. The summary sheet for each theme can be found at Appendix 4. The questionnaire which was delivered to all households and made available electronically can be found at Appendix 5.

88 139 people took part with 92 completing a hard copy and 47 submitting their responses electronically. The number of responses decreased at each consultation stage, along with the number of objections or negative comments. This would indicate that residents were in general agreement with the information and facts being provided. The objectives and proposals are set out below.

Environment

89 Objectives

- 1 To protect and retain the traditional green areas, open spaces and environment for the community.
- 2 To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.
- 3 To retain and protect the green and leafy character of our area.
- 4 To protect Aycliffe Village from urban sprawl and maintain the traditional village feel.

90 Our Proposals with the percentage of support

1	To protect the larger, traditional green areas from future development, except where there is an overwhelming need and demand to alleviate parking problems	93%
2	To protect the existing and encourage new wildlife corridors by developing a specific policy	96%
3	Ensure the tree lined avenues are kept to retain the uniqueness of Newton Aycliffe	94%
4	To develop a green wedge policy to ensure Aycliffe Village maintains a buffer zone from any potential development encroachment	90%

Housing

91 Objective

- 5 To ensure that all future developments should meet the needs of residents and be of good design by -
- Having sufficient suitable older persons' accommodation provided when developments are near to services.
 - Supporting the development of more two bedroomed accommodation.
 - Avoiding small one bedroomed accommodation.
 - Ensuring adequate parking and storage is provided.
 - Ensuring the green and open feel, all new development should include sufficient green space to retain the garden city framework of the 'Beveridge vision'.
 - Ensuring all new developments are built to the highest energy efficiency standard, incorporating renewable energy measures, such as solar panels, where possible.

92 Our Proposals with the percentage of support

1	Request an enhanced percentage of bungalows or older persons' accommodation within 600m walking distance from the Town Centre, Cobbler's Hall and Neville Parade as a substitute to the affordable homes provision	96%
2	That gardens can be made smaller or of a communal nature to make bungalows more viable	84%
3	To avoid small, one bedroomed dwellings, a multi-purpose room should be included in any design that can be used as a bedroom, dining room, study or storage giving greater flexibility to the accommodation	92%
4	To specify a minimum garage size or an option to provide a drive, in curtilage, with a car port on new developments. If only a drive is provided, safe cycle storage should be included	96%
5	Guidance in the character assessment must be followed. Adequate green open space included in new developments in line with Lord Beveridge's Vision	97%
6	Developments built to the highest energy standards will be encouraged	99%

Retail

93 Objectives

- To facilitate and encourage improved retail provision for Newton Aycliffe.
- To support and encourage local jobs for local people.

94 Our Proposals with the percentage of support

1	Should a suitable site near the Town Centre, that meets the sequential tests required be identified, we will support and encourage change of use from garage/workshop (B2) to retail (A1) without the need for a change of use planning application, if it could be developed for retail	90%
2	We will keep retail changes under review and undertake a detailed assessment when the Neighbourhood Plan is reviewed in 5 years	99%
3	We will support and encourage the development of a small 'retail row' within Aycliffe Business Park to serve the needs of the businesses and their employees	87%
4	That local labour market agreements are in place to ensure jobs are offered to local people first	92%

95 In addition to the objectives and proposals above, two additional proposals were added regarding Community Infrastructure Levy (CIL) or Section 106 contributions. No objectives were set in the early stages. However, at the last meeting of all Thematic Groups and at the Pre-Submission consultation stage it was suggested that this should become Objective 8.

Community Infrastructure Levy (CIL)

96 Objective

8 To ensure the Parish needs are considered first when CIL or Section 106 monies are available from future developments.

97 Community Infrastructure Levy (CIL) – Our Proposals with the percentage of support

1	That the Town Council is consulted in advance where CIL or Section 106 monies will be available	97%
2	To set local priorities for investment	97%

98 The very high level of support for all the proposals showed that the extensive work undertaken to get to this stage truly reflected the needs of the majority of residents.

99 The list of all comments (*as received*) from the Your Issues, Our Proposals Consultation and any action to be considered can be found at Appendix 6.

Character and Heritage Assessment

100 The environment was a clear priority for the residents and businesses of Great Aycliffe. In order to protect Lord Beveridge’s vision and meet the residents’ aspirations to protect the green spaces, whilst maintaining conformity with planning policy and the Sedgefield Borough Local Plan, it was considered appropriate to undertake a character and heritage assessment which would hopefully support and evidence the proposals for the NP.

101 AECOM were retained to undertake the assessment as part of the technical support provided by the Government’s Neighbourhood Planning and Communities Buildings Programme. AECOM spent a number of days walking around and photographing the parish where they concluded there were 15 distinct character areas in Great Aycliffe.

102 Each of the character areas was given a short descriptive summary and a number of questions to ascertain what people thought about their area. These were put on display and the questionnaires distributed at the launch event held to promote the ‘Your Issues, Our Proposals’ consultation.

103 Character & Heritage map showing the 15 areas with individual consultation sheets for residents. This was also made available at a number of events over the following weeks.



- 104 Although everyone who attended the event spent some time reviewing the information only 20 forms were completed. The summary of responses with comments can be found at Appendix 7.
- 105 Residents were happy with the character and heritage assessment and the descriptions of the areas. In addition, the independent findings supported the proposals for the GANP.
- 106 The full document is available on the Town Council website as part of the evidence base, it is too large to incorporate into this document.

GREAT AYCLIFFE HERITAGE AND CHARACTER ASSESSMENT
NOVEMBER 2015



Pre-Submission Consultation

- 107 A six week pre-submission consultation period, as required by the Neighbourhood Planning Regulations 2012, Regulation 14, was undertaken from Monday 25 April until Monday 6 June 2016.
- 108 Extensive promotion took place before and during the pre-submission consultation period.
- A special Great Aycliffe Neighbourhood Plan Newsletter was produced with a summary of the draft policies which was delivered to every household.
 - Posters were placed in numerous locations around the Town including the Town Council notice boards and nearly all community centres.
 - Individual letters and emails were sent to any interested party, statutory consultees and schools.
 - News items were placed in the Town Council newsletter and local paper, Newton News.
 - Items were regularly posted on social media especially Facebook and twitter.
 - Hard copies of the documents were made available in a number of locations and businesses around the Town.

- 109 The number of responses was low with only 97 residents, businesses or statutory consultees responding. The lack of engagement was highlighted very early in the process, see paragraph 2, and had been anticipated.
- 110 The policies included within the Plan had been abbreviated in order to provide a manageable sized newsletter that people may read to be published and it made the on-line survey simpler. It was recommended that the full policies were available at the time people were completing their survey was stated, and reiterated, on many occasions due to the fact that the policies had been abbreviated. However, as the responses demonstrate it may have been prudent to provide the full policies for those two instances. It was felt, however, that this would have led to more queries being made on the other policies.
- 111 Although the response rate was low, the support for the Plan and the policies contained within was very high. The fact that very little had changed from residents priorities highlighted in the original survey undertaken toward the end of 2014 that the priorities and policies for the plan did meet the issues and concerns of residents.
- 112 Residents were still supportive of protecting the character of the area, green spaces, trees and anything which would help with the existing and possible future parking problems.
- 113 Historic England commented that there had been no provision to protect the Heritage Assets and suggested the inclusion of an additional policy. As the Steering Group and Thematic Group members had been focussing on protecting the character of the Parish it was considered appropriate that a policy Protecting Heritage Assets was included (Policy GANP CH4).
- 114 A number of statutory consultees and Durham County Council suggested wording changes to some of the policies or provided comments for further consideration. A number of these changes were accepted and amendments to the policies or inclusions to the GANP were made.
- 115 Appendix 8 provides the list of statutory consultees and additional consultees.
- 116 A full list of all comments and support for the policies can be seen at Appendix 9.

Table 1: Consultation Events and Activities – Developing the vision, objectives and proposals

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
01.05.12	Customer Panel and Youth Council Meeting	Mapping exercise – mapping services and facilities	23 took part	Initial mapping exercise undertaken to highlight where facilities were and if there were any areas that needed specific attention. Protecting green spaces highlighted as very important.
June 14 - July 14	Logo Competition	Logo competition for anyone aged 18 years or under	138 entries	Environment was the key theme for most entries.
02.07.14	Horndale Residents Association	Presentation and Q&A Gather general priorities	18 attended	Retail - Vacant shops, High rents in the Town Centre Parking Overgrown trees
08.07.14	Customer Panel	Presentation and Q&A Gather general priorities	6 attended	Environment - protection of green spaces Strongly against a community building on Elmfield site due to fear of anti-social behaviour.
21.07.14	Youth Council Meeting	Presentation and Q&A Gather general priorities	13 attended	Environment - protection of green spaces Retail - pleased with the improvement to the town centre but wanted more shops. Services - Like the activities for young people and also the business park. Things to improve – retail and shopping choice, services for young people, ASB and promoting job opportunities more efficiently
22.07.14	Fun in the Park – Town Park (Free Summer event for families)	Clip board walking round the event. Quick questions – 3 good things about Aycliffe 3 things to improve	Approx. 1000 attended 29 completed quick questions	Likes Green Spaces Parks Business Park Appearance of Town Centre Improvements Less vacant units more clothes, sports shops

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
				Bars/restaurants/entertainment all ages Social housing Parking everywhere, Better transport into Business park Clean boating lake
24.07.14	Consultation formal launch	Formal opening Presentation and drop-in <ul style="list-style-type: none"> • Priority Ladder • Tops and pants • Issue mapping • Retail Questionnaire • Keep or Develop the greens • Vision • Future Housing Needs 	88 attended most took part in activities	Priority ladder Keep the greens and village greens Activities for families and young people Better shops Better transport Tops - Green spaces and parks Pants - Retail – no decent shops Issue mapping - Parking Retail Questionnaire – 50 completed. More shops and support for evening economy on the town centre Vision – A place to visit, live, work and do business or great green open spaces Future Housing Needs – Starter homes, Social Housing and Bungalows
25.07.14	Fun in the Park – Oak Leaf Sports (Free Summer event for families)	Clip board walking round the event. Quick questions – 3 good things about Aycliffe 3 things to improve	Approx. 800 attended 16 completed quick questions	Likes Parks, green open spaces leisure centre Appearance of Town centre Improvements More clothing shops More Bars, Cafes, Restaurants on Town Centre
26.07.14	Pioneering Care Partnership event	Stall at the event 1. Quick questions 2. Tops and pants 3. Retail questionnaire	200 attended 12 completed an activity	Likes Parks, green areas, Planet Leisure, Jobs Improvements Shopping, More housing, more schools, Restaurants, More Woodland, Parking

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
27.07.14	Rotary Club	Presentation and Q&A Gather general priorities	20	Retail – lack of shopping choice
29.07.14	Fun in the Park –Moore Lane (Free Summer event for families)	Stall at the event 1. Quick questions 2. Tops and pants 3. Keep or develop the greens 4. Priority ladder 5. Retail questionnaire	Approx. 800 attended Approx. 70 visited the activities 49 completed an activity	Likes Parks, schools, appearance of town, trees, green spaces, environment, ponds, golf, council services Improvements Town Centre, clothes shops, sports shops, pubs, restaurants, cinema, more nature/wildlife, cycle ways, social housing, cafes, bungalows, bins, litter, parking, toddler play areas.
05.08.14	Fun in the Park – Simpasture Park (Free Summer event for families)	Clip board walking round the event. Quick questions – 3 good things about Aycliffe 3 things to improve Promoting the Town Wide Questionnaire	Approx. 500 attended 4 completed a survey	Likes Parks, green spaces, Great Aycliffe Way, Senior Citizens' Excursions/Fun in the Parks. Improvements Bungalows, retail on the Business Park, restaurants, family pubs, shops, sports shops, clothing
06.08.14	Horndale Residents Association	Meeting, providing feedback from the consultation launch and promoting the Town Wide Questionnaire	12	Issues Retail, empty shops, high rents, town centre management
23.08.14	Great Aycliffe Show (Free Summer event for families)	Providing feedback from consultation Quick ranking of facilities survey Promoting the Town Wide Questionnaire	Approx. 3000 people attended the event Approx. 250 visited the area 29 completed a survey	Good things Parks, open spaces, events and activities, schools, leisure centre, Train Station, Tesco Improvements Retail, pubs/restaurants, parking, transport to the Business Park

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
26.08.14	Simpasture PACT Meeting	Discussion, question and answer session	12	Parking problems around the shops
01.09.14	Aycliffe Village Hall meeting	Meeting and general discussions about priorities for the Plan	72	Protection of the Village identity, designate a buffer zone North of the Village Shop on the North Village site or 1 bedroom flats
04.09.14	Simpasture Residents Group	Meeting and promoting the questionnaire	16	Retail – lack of quality shops and vacant units. Support for a retail park Parking – Simpasture Shops Protection of important green spaces with permission to develop a small part of the greens to alleviate parking issues.
08.09.14	Neville Parade Wives Club – Methodist Church	Presentation and discussion	20	Environment – protection of the traditional ‘Lord Beveridge’ greens Retail – Town Centre does not meet the needs of the elderly who can’t drive or use computers
11.09.14	Burnhill Way Church – Women’s group	Presentation and discussion	9	Environment – protection of green spaces
19.09.14 17.11.14	Town Wide questionnaire 15000 copies circulated across the town	Town wide questionnaire. Headings – environment, housing, retail, service and facilities, transport and CIL	791	Ranking 1. Retail – Improve retail offer, support evening economy, widen shopping choice in town or out of town shopping 2. Environment – protect and enhance green spaces, use some green areas to alleviate parking issues, encourage renewable energy schemes, more allotments and trees 3. Housing – More bungalows and older persons’ accommodation near the town centre or facilities.
26.09.14	Business Networking meeting	Promoting NP and questionnaire	16	There was no discussion at this meeting – for information only

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
26.09.14	Aycliffe Road management School Safety	Promoting NP and questionnaire	7	Discussed transport and parking issues. GANP to liaise with the group on non-planning transport issues.
1.10.14	Horndale Residents Association	Question and Answer Session Promoting NP and questionnaire	15	Lack of retail choice.
26th 27th 29th 30th October 2014	Oakleaf Sports Complex	A stand/Information boards and questionnaire collection and drop off point where Residents collected tickets to the annual firework display.	1025 individuals collected bands and viewed the information stand.	Unable to directly identify feedback as responses were added to the incoming mail to be numbered before distribution – consultation was mainly for promotional purposes
04.11.14	Questionnaire for ethnic minorities	Questionnaire simplified and sent to churches and schools		AC contacted known church groups and organisations to try and generate interest. It was decided that the form may be too complicated therefore a simplified version was produced. 1. Front page 2. General questions 3. About you. List of contacts – St Mary's Church St Joseph's School Takeaways
08.11.14	Stand at Great Aycliffe and Middridge Partnership event.	Promoting the GANP questionnaire	220 attended event 2 handed in questionnaires	Feedback from residents was that the plan had been well publicised and the majority had already completed their questionnaire. Short questionnaire to rank facilities 'What would you like to see' flip chart was available for comments

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
June 2014+	Facebook Great Aycliffe Neighbourhood Plan	Promoting GANP, quick consultation outcomes, feeding back issues and options.	650 members	Initial consultation responses feedback Quick snap shot surveys to find out what residents wanted Retail – Any posts regarding retail attract the maximum comments. Environment – Protect the green spaces Transport – Garages too small to fit average sized car Provided a useful tool for feedback Important and key information posted regularly
25.11.14	Aycliffe Village Hall Meeting	20 min presentation summarising feedback from 1st round of consultation specifically for the Village Q&A session	40+ (a number of people did not sign in)	Priorities for the village seem to be environment, protecting the village feel/character and green spaces. Residents are happy with the progression of the Plan and emerging priorities A number of non-planning issues were raised which were dealt with by Chrissy Walton, who is writing the Neighbourhood Plan
28.11.14	Business Networking Group	verbal update on progress, promoting the GANP in general Highlighting areas where it would assist the Business Park 'Shaping the Future'	55+	Business focus, street signage was a problem, no clear main entrance. Concrete spheres at one entrance but 'the head' at another, also confusion with satnav because of this.
28.11.14	Mothers' Union Meeting	Promoting the Plan, feedback on key issues emerging	14	Environment was very important, retail and access to the shops was an issues, parking and access were also raised. A number of non-planning matters were also dealt with.
21.02.15	Feedback and Thematic Group Recruitment Event	Meeting, promotional and recruitment event Presentation Information display boards	39 signed in	Q & A session was held after the presentation. Questions mainly raised were regarding the Local Plan Interim Inspector's Report, which deemed the Plan undeliverable and flawed. People expressed concerns as to how it would impact on GANP. 20 residents completed a Thematic Group registration form.

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
16.04.15	Business Networking Group	Promoting the NP and progress	55+	No discussions information only
21.04.15	Active Aycliffe Meeting	Verbal update and progress on retail, some key charts facts and figures were shared for information Q&A	8	Retail still being discussed. How important the green spaces were, protecting these areas. Lack of communication - it was felt that some residents still didn't know about the Plan.
14.05.15	Livin	Meeting	1	Specific meeting to highlight what the GANP was proposing, how it could help Livin deliver some of its aspirations and the importance of working together
21.05.15	Estate Agent Interviews	3 No. meetings	5	Prices and types of houses available. Demand from residents. Financial implications for first time buyers or home owners.
04.07.15	Community Fair	Table showing priorities and possible options, the full list of consultation responses was on show. Officers available for Q&A. Promoting the proposals consultation	1000+	Overwhelming retail comments, mostly about the high cost of rents in the town centre and the fact that it's in private ownership causing problems. Environment and protecting the green spaces. Parking issues in some areas.
1.10.15	Launch of Your Issues, Our Proposals Consultation and Character & Heritage Assessment	Promoting the questionnaire. Detailed information available on the work undertaken so far. Character & Heritage maps and questionnaires to complete with	45+	Still a few issues around retail but the Soft Retail Needs Assessment findings were available and officers answered any questions. Residents were surprised at the number of different character areas. One resident had major issues about small gardens in Agnew and the fact that the green open space could be used as garden instead. Environment table by far the busiest all evening. Questionnaires handed out.

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
		detailed information available. Officers Q&A.		
Oct-Nov 15	Your Issues, Our Proposals Consultation	Town wide and electronic questionnaire	139	Overwhelming support for the proposals. Many comments were regarding lack of retail and the need to protect the green spaces
5.10.15	Agnew Community Centre	Representatives from the Deaf Community attend this meeting so it was a chance to promote the plan and see if there were any specific needs that could be addressed Question and answer session. Promoting the NP	18	Everyone had heard of the Plan and most had taken part in one of the consultation events or activities.
7.10.15	Horndale Residents Association	Progress updated and promoting the Your Issues, Our Proposals Consultation	14	Lack of retail choice was again raised. Residents were reminded about the Independent Soft Market Retail testing and results. A number of young people were in attendance.
29.10.15	County Neighbourhood Plan Meeting	Presentations, Q&A	16	Consultation with key bodies, implications of the County Durham Plan and how it will affect NPs already well on
Oct 2015	Fireworks Display Wristband Distribution	A stand/Information boards and questionnaire collection and drop off point where Residents collected tickets to the annual firework display.	5200 individuals collected bands and viewed the information stand.	12 completed forms were received. The event was mainly for promotional purposes.

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
26.11.15	Simpasture Residents Association	Progress update Q&A	22	Q& A session, most comments were still regarding retail.
9.3.16	DCC Planners	Meeting	4	Detailed discussion regarding policies, progress and to agree a project timeframe going forward
10.3.16	Niven Architects	Meeting	3	Discussion regarding proposed development and allocation of land. Too late in our plan process to be incorporated now. DCC currently updating SHLAA and County Durham Plan as a strategic site this would be more appropriate.
13.4.16	WASPS Residents	Coffee Morning	16	Attended to promote the pre-submission consultation, leave hard copies of the documents and discuss the GANP newsletter summaries of the policies against using the full policy wording which was in the plan. Q&A session
14.4.16	ACORN Residents	Meeting	25	Attended to promote the pre-submission consultation, leave hard copies of the documents and discuss the GANP newsletter summaries of the policies against using the full policy wording which was in the plan. Q&A session
25.4.16 – 6.6.16	Pre-Submission Consultation	Town wide newsletter, social media, posters, word of mouth, GreatAycliffeNP Facebook page, individual letters and emails sent	1006 Facebook members; 97 responses	Promoting the pre-submission consultation, responding to queries through social media. Sharing links to the Neighbourhood Plan Documents and on-line survey. Explained the need to have the full planning policies open at the same time as completing the survey.
17.5.16	Visiting Film Crew	Meeting	8	Meeting held to film and discuss the arrival of Hitachi to the area. The crew were very interested in the NP and spent quite some time viewing and discussing the document. They requested a hard copy to

Date	Event	Method	Responses or No. attending	Priorities/Issues raised
				take with them when they leave.
17.5.16	Aycliffe Youth Council	meeting	14	Provided summary of progress to date, circulated GANP newsletters, provided link to on-line survey and explained the need to have the full planning policies open at the same time as completing the survey. Q&A session
26.5.16	Labour Party	meeting	14	Provided summary of progress to date, circulated GANP newsletters, provided link to on-line survey and explained the need to have the full planning policies open at the same time as completing the survey. Made hard copies of the Neighbourhood Plan documents available. Q&A session

Initial Town Wide Questionnaire

VIEW THE FULL DOCUMENT ELECTRONICALLY ON THE APPENDIX LIST
<http://www.great-aycliffe.gov.uk/info/neighbourhood-plan-4/consultation-2/>



What is your vision for Great Aycliffe? How do you want to see it develop over the next 20 years? What aspirations do you have for future generations? This is the chance for you to have your say, do not miss this opportunity! This is why we need a Neighbourhood Plan.

GREAT AYCLIFFE NEIGHBOURHOOD PLAN

Read on
for your chance
to WIN
£100!



Soft Market Testing of Retailers

VIEW THE FULL DOCUMENT ELECTRONICALLY ON THE APPENDIX LIST

<http://www.great-aycliffe.gov.uk/info/neighbourhood-plan-4/consultation-2/>

Soft Market Testing of Retailers – Newton Aycliffe

For the Great Aycliffe Neighbourhood Plan

Report by Sanderson Weatherall
July 2015



sw.co.uk



Roles and Responsibilities

<p>Angela Corner - Community Neighbourhood Engagement Officer (CNEO)</p>	<p>Community Engagement/Consultation Analysing consultation responses Evidence gathering Co-ordinating groups Reporting to the Steering Group</p> <p style="text-align: center;">Employed for 1 year, undertook the majority of consultation & commenced analysis and evidence collection</p>
<p>Christine Walton - Corporate and Policy Officer</p>	<p>Supporting CNEO Community Engagement/Consultation Analysing consultation responses Evidence gathering Co-ordinating groups Reporting to the Steering Group Writing the Plan and policies</p>
<p>Amanda Donald</p>	<p>Supporting CNEO and Corporate & Policy Officer Assisting analysing consultation responses Taking notes</p>
<p>The Steering Group</p>	<p>Leading the Neighbourhood Planning Process from start to finish Supporting the work of the CNEO Actively supporting and promoting the preparation of the Neighbourhood Plan Assisting with community engagement events if required Agreeing all consultation documents from start to finish Approving all background and evidence based reports prior to publication. Assisting with the preparation of these documents if required. Setting priorities and deciding on the Thematic Groups Monitoring the work/Progress of the Thematic Groups Agree drafts/final version of the plan</p>
<p>Thematic/Working Group</p>	<p>Assisting with specific thematic consultation. Analysing evidence from consultations Analysing existing evidence base Producing draft ideas/policies</p>
<p>The Planning Consultant</p>	<p>Consulted on an 'as and when' needed basis Amending draft policies/ideas into planning policies.</p>
<p>The Town Council</p>	<p>The facilitator The official body Providing the financial support for the Plan Consultative body</p>
<p>Durham County Council</p>	<p>The Planning Authority Supporting the Neighbourhood Plan Process Providing planning expertise Providing evidence and supporting documents Undertaking statutory consultation Paying for the referendum</p>

Summary of Theme Sheets

THEME 1 - ENVIRONMENT

Objectives

1	To protect and retain the traditional green areas, open spaces and environment for the community
2	To alleviate, existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish
3	To retain and protect the green and leafy character of our area
4	To protect Aycliffe Village from urban sprawl

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in The Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
1	Can we protect all of our greens from development?	<ul style="list-style-type: none"> • Historic - why Aycliffe was built • Lungs of the town • Health & wellbeing benefit • Environmental • Visually important 	<p>No, not covered to protect all areas – in favour of development</p> <p>Local Green Space Designation Paragraph 006</p> <p>8. Promoting healthy</p>	<p>Open Space Needs Assessment with area per head BUT we already have more than specified (due to historic nature of the Town)</p> <p>L5 Safeguarding of Areas of Open Space</p>	<ul style="list-style-type: none"> • Because of the history, Lord Beveridge • Character • Ethos behind new towns <p>Would not be practical or possible to protect ALL greens</p>	<ul style="list-style-type: none"> • Undertake a character assessment of the area • Define our important open spaces that should be protected from any development • Set specific policies to protect key areas • Set out what limited

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in The Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
			communities 11. Conserving and enhancing the natural environment			changes might be possible such as provision of car parking
2	The wildlife corridors are a key part of our town can we protect and enhance them?	<ul style="list-style-type: none"> • Key to the environment and wildlife • No housing round greens in new developments but green corridors • Aycliffe is known for its green spaces 	Yes 8. Promoting healthy communities 11. Conserving and enhancing the natural environment	None specifically E15 (Safeguarding of Woodlands, Trees and Hedgerows) and L5 provide some protection	<ul style="list-style-type: none"> • Yes, semi-rural town need to ensure that we stay that way • Key to keeping the area green and leafy • Protect great crested newts, orchids and other key species 	<ul style="list-style-type: none"> • Undertake a character assessment of the area • Define our important open spaces that should be protected from any development • Set specific policies to protect key areas and ensure sufficient wildlife corridors are incorporated into any new developments
3	Could we part develop some greens for parking?	<ul style="list-style-type: none"> • Existing parking problems in various areas in the town • Cars parking on streets causing problems 	Yes – to some degree but more about promoting sustainable transport	Not as such	<ul style="list-style-type: none"> • Precedent already set by some off-street provision • Only to be used where a sustained problem has been 	<ul style="list-style-type: none"> • Undertake a character assessment of the area • Define those areas where parking

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in The Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
		<ul style="list-style-type: none"> • Getting worse due to high car ownership • Some unofficial parking already on green areas • Some off-street parking already in certain places 	4. Promoting sustainable transport Paragraph 007		<p>identified</p> <ul style="list-style-type: none"> • Some areas clearly not suitable • Recognising the pressures and reality of modern living 	<p>provision might be permitted</p> <ul style="list-style-type: none"> • Set out what limited changes might be possible such as provision of car parking
4	Can we utilise grass verges for parking?	<ul style="list-style-type: none"> • Precedent already set • Parking problems in certain areas causing problems • Public safety in many areas • Traffic safety 	Not as such, more around promoting sustainable transport	Not as such	<ul style="list-style-type: none"> • To alleviate parking problems • Improve safety • Improve traffic flow • Recognising the pressures and reality of modern living 	<ul style="list-style-type: none"> • Define those areas where parking provision might be permitted to alleviate parking problems
5	Is geo-grid parking a practical option?	<ul style="list-style-type: none"> • Would keep the green feel whilst providing parking • Better than tarmac 	No	No	<ul style="list-style-type: none"> • Historic green town • Character • Ethos behind new towns • Can help alleviate a problem whilst keeping the green feel of areas 	<p>Would only be a preferred building material – therefore could have a policy stating -</p> <p><i>Geo-grid, or similar design material, type approached to be used to allow grass to be the dominant final finish'</i></p> <p>We could produce a typical specification for 'a geo-grid type</p>

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in The Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
						<i>application that allows grass to be retained as the dominant finish'.</i>
6	How do we influence planting of trees?	<ul style="list-style-type: none"> To keep the green feel Maintain the tree lined avenues Lungs of the town Important for health and wellbeing Semi-rural town 	Yes 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment	Not as such E15 includes safeguarding woodlands, trees and hedgerows.	<ul style="list-style-type: none"> Need to keep the character of the area and maintain the abundance of trees. Town history and ethos of new town developments based on the garden city framework 	May be able to add a policy once the character assessment has been complete – <i>'if a tree is removed during development/ construction at least 2 other native species must be planted in its place in a suitable nearby location'</i>
7	How can we protect the green and leafy character of our area?	<ul style="list-style-type: none"> Local distinctiveness To keep the green feel The trees and green areas are what we are known for Important for health and wellbeing 	Yes 7. Requiring good design 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment	Not as such E15 includes safeguarding woodlands, trees and hedgerows.	<ul style="list-style-type: none"> Need to keep the character of the area and maintain the abundance of trees. Town history and ethos of new town developments based on the garden city framework 	<ul style="list-style-type: none"> Await the outcome of the character assessment. Develop a policy to ensure the tree lined avenues are kept.
8	How do we protect Aycliffe Village from urban sprawl?	<ul style="list-style-type: none"> Want to keep a village feel Don't want to be 	Yes – 11. Conserving	Yes, in general terms E4 – Designation and	Need to keep the 'village' identity	Need to specify a site and write a green wedge policy which

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in The Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
		incorporated into Newton Aycliffe or Low Copelaw <ul style="list-style-type: none"> • Massive new build developments on the door step will detract from the village 	and enhancing the natural environment	Safeguarding of Green Wedges		may include what, if anything, would be permitted in the green wedge.

THEME 2 - HOUSING

Objective

5	All future developments should meet the needs of residents and be of good design
<p>To help clarify this the following has been added – by</p> <ul style="list-style-type: none"> a) Having sufficient suitable older persons accommodation provided when developments are near to services. b) Supporting the development of more two bedroomed accommodations. c) Avoiding small one bedroomed accommodation. d) Ensuring adequate parking and storage is provided. e) Ensuring the green and open feel, all new development should include sufficient green space to retain the garden city framework of the ‘Beveridge vision’ f) Ensuring all new developments are built to the highest energy efficiency standard, incorporating renewable energy measures, such as, solar panels, where possible. 	

OLD Objective 6 - All future developments should be energy efficient, deleted as this was unnecessary – covered in the NPPF and CDP
To be incorporated into Housing – See above – to ensure we have addressed the residents’ needs.

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
9	Can we determine price of bungalows in planning? i.e. 120k and under	<ul style="list-style-type: none"> • The demand for the private market is bungalows less than 120K as people generally want to 	No	No	No, this would prove extremely difficult to achieve through a planning policy	Not deliverable – would not satisfy the legal tests governing plan making or imposition of planning conditions

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
		<p>downsize to release equity.</p> <ul style="list-style-type: none"> Ageing population, high demand for bungalows. 				Not to be taken forward
10	Can we encourage more 2 bedroom bungalows to be built?	<ul style="list-style-type: none"> We have an ageing population, people moved here when the new town was built, many have not moved away Need more bungalows To ensure residents have room for storage or guests. One bedroomed dwellings generally not adequate. 	<p>Yes</p> <p>6. Delivering a wide choice of high quality homes</p> <p>7. Requiring good design</p> <p>8. Promoting healthy communities</p>	<p>None specifically</p> <p>H19 Provision of a Range of House Types and Sizes including Affordable Housing</p> <p>H20 Provision of Special Needs Housing</p> <p>D2 Design for People</p>	<ul style="list-style-type: none"> Our higher than average ageing population would support the need for a higher number of bungalows or suitable older persons' accommodation Yes, although this will require a larger footprint and potentially test the viability of the development. Considerations should be given to a variety of older persons' accommodation e.g. apartments or a retirement village 	<ul style="list-style-type: none"> Will need to put a policy in place to set aspirational targets for Great Aycliffe Investigate the possibility of a 'retirement village' type development

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
11	Can we encourage smaller or communal gardens to make bungalows more viable?	Bungalows and older persons' accommodation are the priority for residents. However, developers are reluctant to build due to a larger foot print being needed.	Yes 6. Delivering a wide choice of high quality homes 7. Requiring good design	None specifically but E15 Safeguarding of Woodlands, Trees and Hedgerows would offer additional privacy	Yes, this would be a good option for developers however the preference would be for smaller gardens as there may be an issue with the maintenance of a communal garden.	We need to develop a policy to outline this approach
12	Can we be site specific for older persons' accommodation – sheltered bungalows e.g. Elmfield site and Woodham School – both owned by DCC	Residents have said they would like older persons' accommodation close to services and facilities.	Yes 6. Delivering a wide choice of high quality homes 7. Requiring good design	None specifically SHLAA allocations	No	We could have a policy which states: <i>'We would prefer an enhanced % of bungalows or older persons' accommodation to offset the affordable homes provision on sites within 600 metres walking distance from Cobbler's Hall, Town Centre and Neville Parade.'</i>
13	Can we allocate brownfield land for housing which cannot be accommodated for on unviable sites?	Residents have identified a number of brownfield land sites for housing.	Yes 2. Ensuring the viability of town centres 6. Delivering a	Yes H17 Backland and Infill Developments	This policy is covered in the NPPF which encourages the redevelopment of brownfield land. County Durham Plan	Not to be taken forward – already covered in the County Durham Plan

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
			wide choice of quality homes 11. Conserving and enhancing the natural environment Paragraph 025		has allocated land for housing.	
14	Can we have a say in density?	<ul style="list-style-type: none"> We are seeing applications for new developments which are high density. Lord Beveridge's vision based on the garden city framework needs to be protected. Semi-rural town with lots of open space. 	<p>Yes</p> <p>6. Delivering a wide choice of high quality</p> <p>7. Requiring good design</p>	<p>Yes</p> <p>SHLAA allocations</p> <p>D1 General Principles for the Layout and Design of New Developments</p> <p>D5 Layout of New Housing Development</p> <p>E1 Maintenance of Landscape Character</p> <p>E15 Safeguarding of Woodlands, Trees and Hedgerows</p> <p>L5 Safeguarding of Areas of Open Space</p>	<p>Important to keep the green and open feel of the town.</p> <p>Possibly not - Density is covered within national policies however given the historic significance of Lord Beveridge's vision potentially we could ask for less density. This may occur naturally when setting the ratio for green open space.</p>	<p>Undertake a character assessment to see if any supporting information can be provided to support a lower density set out in the NPPF and County Durham Plan</p> <p>Local plans should set out their own approach to housing density to reflect local circumstances. (NPPF)</p> <p>Subject to a site assessment and density is interlinked with design and it is essential they achieve the appropriate density levels. (CDP)</p>

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
15	Can we avoid high rise developments?	High rise apartments are unsightly	Yes 7. Requiring good design Paragraph 006	No	No, however these types of developments are rare today. Adequately covered in NPPF and County Durham Plan	No need to progress
16	Can we have a say in garage size to accommodate a car and storage?	<ul style="list-style-type: none"> • Currently parking is a major issue all over the Town • Traffic problems exacerbated due to inconsiderate parking • Residents using greens and verges to park (not designated as parking) 	In part - 7. Requiring good design Paragraph 024	None as such but D3 includes adequate provision of car parking at least sufficient to prevent serious traffic problems and effective access at all times for emergency vehicles	Yes, we could specify a minimum size but have the option of a drive in the curtilage or car port if the viability is tested. We should also consider safe cycle storage e.g. shed.	Develop a policy to make these objectives clear
18	Can we set parking allocation higher than CPD	<ul style="list-style-type: none"> • Currently parking is a major issue all over the Town • Traffic problems exacerbated due to inconsiderate parking • Residents using greens and verges to park (not 	Yes 4. Promoting sustainable transport	None specifically due to the persistent and problematic parking problems in most areas of the Town we are requiring a higher minimum standard.	No these are covered locally in Durham Car Parking Standards.	Not to be taken forward

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
		designated as parking)				
19	Can we have wider roads in any new developments to stop the parking problems?	<ul style="list-style-type: none"> • Parking problems all over • New developments not enough space to pass on the roads 	<p>Yes</p> <p>4. Promoting sustainable transport</p> <p>7. Requiring good design</p>	<p>Yes</p> <p>D3 Design for access</p>	No covered in national and Durham specific policy	<p>Not deliverable</p> <p>Not to be taken forward</p>
20	Can we influence that local construction and future employment work is offered to local people in the first instance?	<ul style="list-style-type: none"> • Have local jobs for local people • Local people living close to where they work • Need to be more sustainable and create less travel to and from work 	<p>Only broad guidance is available on the rules governing the imposition of conditions</p> <p>1. Build a strong, competitive economy Paragraph 001</p>	None	<ul style="list-style-type: none"> • Potentially yes, we can suggest local labour agreements within our plan. • Clear thresholds need to be set that are reasonable. This may need to be covered by legal agreements rather than a planning condition 	<p>Investigate the best option to help reduce local unemployment.</p> <p>Many organisations on the business park already adopt this approach.</p>

THEME 3 - RETAIL, LEISURE AND ECONOMY

Objective

6	To facilitate and encourage improved retail provision for Newton Aycliffe
---	---

residents wanted

- improved retail for Newton Aycliffe
- improved evening economy in the town centre
- better choice of shops, including national brands
- a retail park
- cheaper rents in the town centre (this is **not a planning matter** and cannot be taken forward)

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
21	Can we make click and collect easier?	<ul style="list-style-type: none"> • Biggest problem/ issue overall for residents • Historically poor town centre • Residents dissatisfied with retail and town centre • Poor retail choice in town centre • Rents and rates too high in town centre • Need retail park to offer alternative sites 	Yes Must undertake sequential testing on any retail matter 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy	In part S1 Town Centre Developments S2 Town Centres S6 Local Centres S8 Development of Local Centres S9 Individual Shops	Need to investigate the current state of the retail market and economy in the surrounding areas and within the Town Challenge the findings of the County Durham Plan to ensure Aycliffe has been given adequate consideration	<ul style="list-style-type: none"> • Undertake a soft retail needs assessment to establish if there is any retail interest • Develop suitable policies to help encourage any new retail interest, if possible. • Investigate if a
22	Improved, regulated shutter provision, so the town looks better?					
23	Can we improve local centres and what could be added to them?					
24	How can we					

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
25	develop and support an evening economy in the Town Centre? Can we relax Change of Use to make retail changes easier?	<ul style="list-style-type: none"> Want to support an evening economy in the town centre Town centre is having a major refurbishment but shops are still closing 	1. Building a strong, competitive economy			change of use policy needs to be included within the plan. A range of options investigated and no additional evidence to support more or different policies – not to be taken forward
26	How do we support the long term plans of the Town Centre?					
27	Can we support large scale development to include retail, pub, restaurant etc?					
28	How do we challenge the DCC retail stance?					
29	Can we develop local labour agreements to help tackle unemployment in the area?	<ul style="list-style-type: none"> Largest business park in the North East on our door step Low car ownership rates Can help reduce travel to work trips 	In Part 2. Ensuring the vitality of town centres	None	<ul style="list-style-type: none"> Reduce travel journeys to work Help local people into local jobs 	Investigate a suitable local labour agreement. However, this may be covered under a legal aspect rather than a planning policy

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
30	How can we improve the retail offer on the town?	<p>Biggest problem/ issue overall for residents</p> <ul style="list-style-type: none"> Historically poor town centre Residents dissatisfied with retail and town centre Poor retail choice in town centre Rents and rates too high in town centre Need retail park to offer alternative sites Want to support an evening economy in the town centre Town centre is having a major refurbishment but shops are still closing 	<p>Yes</p> <p>2. Ensuring the vitality of town centres</p>	<p>Some provision in the following:-</p> <p>S1 Town Centre Developments</p> <p>S2 Town Centres</p> <p>S6 Local Centres</p> <p>S8 Development of Local Centres</p> <p>S9 Individual Shops</p>	<p>Need to investigate the current state of the retail market and economy in the surrounding areas and within the Town</p> <p>Challenge the findings of the County Durham Plan to ensure Aycliffe has been given adequate consideration</p>	<ul style="list-style-type: none"> Undertake a soft retail needs assessment to establish if there is any retail interest Develop suitable policies to help encourage any new retail interest, if possible.
31	How can we support the work of Aycliffe Business Park	<ul style="list-style-type: none"> Largest business park in the North East Massive local employer On the doorstep Hitachi and 	No	In part IB14 Improvements to General and Local Industrial Estates refers to improvements to access, traffic	<ul style="list-style-type: none"> Can make things easier if businesses want to relocate here Can help make planning easier Support the business 	If required develop a policy to support the development of a small row of retail provision within the business park

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
		<p>supporting employment coming to the area</p> <ul style="list-style-type: none"> • University Technological College has been approved providing new opportunities and links between the school and businesses 		<p>circulation and parking arrangements and that undertaking estate improvements with priority given to 'Aycliffe Industrial Park' [sic]</p>	<p>park to provide a small 'retail row' within the business park for its employees</p> <p>DO NOT want to conflict with the work being done under 'shaping the future' project on-going by the businesses</p>	

THEME 4 - AYCLIFFE VILLAGE

Objective

	<p>To protect Aycliffe Village from urban sprawl and maintain the traditional village feel.</p> <p>COVERED IN ENVIRONMENT</p>
--	--

Residents wanted:

- to prevent urban sprawl/encroachment and to maintain the village feel
- the green spaces protecting
- to reduce the speed of traffic going through the village and along the A167
- improvement to bus services
- to restrict and only have appropriate new development
- a shop

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
31	How do we protect Aycliffe Village from urban sprawl?	<ul style="list-style-type: none"> • Want to keep a village feel • Don't want to be incorporated into Newton Aycliffe or Low Copelaw • Don't want to have massive new build developments on the doors step to detract from the village 	Yes in part – 11. Conserving and enhancing the natural environment 7. Requiring good design	Yes in part E1 Maintenance of Landscape Character E4 - Designation and Safeguarding of Green Wedges – but doesn't correspond to all areas of concern	Need to keep the 'village' identity	We need to specify a site and write a green wedge policy which may include what, if anything would be permitted in the green wedge. <p style="text-align: center; color: red;">To be covered under ENVIRONMENT</p>
32	Can we have a settlement	<ul style="list-style-type: none"> • Want to keep a village 	No	No	Need some development to ensure the village is	Not a suitable option to consider, a green

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
	boundary for Aycliffe Village to protect it from over development?	<p>feel</p> <ul style="list-style-type: none"> • Don't want to be incorporated into Newton Aycliffe or Low Copelaw • Don't want to have massive new build developments on the doors step to detract from the village 			sustainable. Some areas have already been investigated and rejected as part of the SHLAA to support the County Durham Plan	<p>wedge policy would be more appropriate – see above.</p> <p>Not to be taken forward as a settlement boundary</p>
33	Can we reduce the speed of vehicles along the A167 by extending the 30mph zone?	<ul style="list-style-type: none"> • Dangerous, frequent speed checks on-going on that stretch of road • Big lorries use this as an access route to the business park 	No	No	Discussions were undertaken with the Durham Constabulary and the Traffic Asset Manager at DCC; this had been investigated in the mid-2000s and unfortunately no changes could be made.	Unable to take forward
34	Could the North Britton site be changed into a shop?	<ul style="list-style-type: none"> • The village needs a shop the residents don't have anywhere local to go • Site has been empty for a number of years • Suitable as it has parking and would improve the area 	No	No	Discussions were undertaken with the site owners who had contacted a number of retail organisations to ascertain interest. No company or individual who was interested in developing the site for retail	<p>The site has been given planning permission for redevelopment and housing</p> <p>Not to be taken forward</p>

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
35	How do we protect the green spaces to ensure the village feel is kept?	<ul style="list-style-type: none"> Historically important need to preserve the history Aycliffe Village was here long before Newton Aycliffe 	<p>No, not covered to protect all areas – in favour of development</p> <p>11. Conserving and enhancing the natural environment</p>	Open Space Needs Assessment with area per head BUT we already have more than specified	<ul style="list-style-type: none"> Need to keep the character of the area and maintain the abundance of trees. 	<ul style="list-style-type: none"> Will be covered under objective 1 and 3 in ENVIRONMENT
36	What can we do to protect the village green area?	The historic heart of the village	<p>Yes</p> <p>8. Promoting healthy communities</p> <p>11. Conserving and enhancing the natural environment</p>	<p>No</p> <p>Registered Village Green anyway</p>		<p>Not to be taken forward the village green is already registered as such and therefore protected</p>
37	How can we ensure the conservation area is maintained and protected?	<ul style="list-style-type: none"> Historically important need to preserve the history Aycliffe Village was here long before Newton Aycliffe 	<p>Yes</p> <p>11. Conserving and enhancing the natural environment</p> <p>12. Conserving and enhancing the historic environment</p>	<p>Yes in part</p> <p>E18 Preservation and Enhancement of Conservation Area</p>		<ul style="list-style-type: none"> Undertake a character assessment of the area Develop suitable policies from the findings of the character assessment if needed

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
38	Is there any way we can stop HGV vehicles passing through the village using the A167?	<ul style="list-style-type: none"> • Dangerous, frequent speed checks on-going on that stretch of road • Big lorries use this as an access route to the business park 	No	Yes in part T5 Movement of Freight	Was part of the discussion referred to in 33 above. Most drivers use sat-nav and that gives the directions we would be unable develop a policy to force companies to change their software.	<p>To highlight with Aycliffe Business Park and the 'shaping the future' protect.</p> <p>Not to be taken forward – not a planning matter</p>

THEME 5 - SUSTAINABILITY AND CLIMATE CHANGE

Objective

Encourage development of renewable energy generation that is sensitive to the landscape of Great Aycliffe

Do we wish to consider and include the above objective within the Great Aycliffe Neighbourhood Plan?
Does current planning policy NOT provide sufficient support to enable Great Aycliffe to retain its uniqueness or provide for a specific need not covered elsewhere?

Residents told us they were concerned about the environment, climate change and making Great Aycliffe a better place for future generations. They said the Neighbourhood Plan should make considerations for renewable energy sources including solar panels to help keep bills down and more allotments so that they could grow their own fruit and veg and for the health benefits it would provide.

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
39	How do we encourage the use of renewable energy?	<ul style="list-style-type: none"> • Will help with the bills - domestic • Good in the current economic climate • Less environmental impact • Sustainability • Residents liked solar better than wind farms 	<p>Yes</p> <p>10. Meeting the challenge of climate change, flooding and costal change</p> <p>Government made a significant</p>	No	<ul style="list-style-type: none"> • Would want to encourage use of renewable energy and less environmental impact. • Received a presentation from a solar provider to discuss options, benefits and current processes. 	A general criteria based policy for Great Aycliffe would be the most appropriate way forward.

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
			announcement w/c 13 July about removing the subsidies for solar PV		<ul style="list-style-type: none"> • Business Park already use high quantity of renewable energy can encourage greater domestic use • No need to specify sites that could complicate things and may cause limitations 	
40	How do we make sure that all developments include renewable energy sources when they are built, such as solar panels?	<ul style="list-style-type: none"> • To keep costs down • Better for the environment • Better to have them incorporated when being built rather than adding them on later 	<p>Yes</p> <p>10. Meeting the challenge of climate change, flooding and costal change</p> <p>Government have made significant announcement w/c 13 July about removing the subsidies for solar PV</p>	No	<ul style="list-style-type: none"> • Would want to encourage use of renewable energy and less environmental impact. • Received a presentation from a solar provider where solar/renewable energy in design was discussed. • Business Park already use high quantity of renewable energy can encourage greater domestic use 	<p>Adequate policies in place may lead to a development becoming unviable if too many constraints are placed on a developer.</p> <p>Not to be taken forward due to viability issues</p>
41	Can we allocate land for allotments when the waiting list is	<ul style="list-style-type: none"> • Important for health • Help during economic climate 	Not as such	No	<ul style="list-style-type: none"> • No long waiting lists • Town Council review yearly 	Not to be taken forward due to absence of

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
	not showing a need?	<ul style="list-style-type: none"> Gives people a hobby 			<ul style="list-style-type: none"> Could make a development unviable where there is no need to provide allotments. 	demonstrable need
42	How can we encourage more community gardens?	<ul style="list-style-type: none"> Can help with health and wellbeing Can provide a communal space for people to meet and share a hobby 	Not as such	No	<ul style="list-style-type: none"> There are a few community gardens around town. The one at the PCC works quite well but relies on a few volunteers. Living have a couple but they don't work very well and are difficult to keep and maintain. 	Not to be taken forward due to absence of demonstrable need
43	Even though there is little support for wind power is there something else we can consider to have acceptable wind turbines?	<ul style="list-style-type: none"> To keep costs down Better for the climate Alternative source to what's currently available 	Yes 10. Meeting the challenge of climate change, flooding and costal change	No	Received a presentation from a wind power company, where design benefits, returns and options were discussed.	Not to be taken forward due to considerable objections and lack of support for 'wind powered' renewables

THEME 6 - TRANSPORT AND ACCESS

Residents said that bus and trains services should be improved; cycle routes should be improved and joined up where possible. Parking outside of schools was a problem in all areas and you said parking in some residential areas was a big problem. You said speeding cars were a problem in some areas.

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
44	How can we improve the bus or train service when they are independently run?	<ul style="list-style-type: none"> • Growing elderly population, not all have cars • Routes are being cut but not necessarily logically 	Yes 4. Promoting Sustainable Transport	Yes T12 Public Transport	Had we been a rural area with only a few services a day we may have been able to add a policy to assist with improved transport. However, there are a number of services and routes which run regularly.	Adequate policies in place, not sufficient demonstrable need - not to be taken forward
45	How can we improve parking problems outside of schools?	<ul style="list-style-type: none"> • Adding to the existing traffic problems • Not safe for our children • Inconsiderate drivers cause problems and add to the chaos 	Yes 4. Promoting Sustainable Transport	Not specifically for school related problems County Durham Local Transport Plan	Information has been passed to the ARMSS Group and other interested parties to support their work.	This is being addressed by the Aycliffe Road Management School Safety (ARMSS) Group Not to be taken forward through the NP
46	How can we improve parking problems outside of businesses	Want to encourage people to use the Town Centre.	Yes 4. Promoting Sustainable	Yes in part S1 Town Centre Development	There is adequate parking in and around the Town Centre (570 spaces) including the multi-storey	Not to be taken forward due to the lack of demonstrable need

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
	especially in the Town Centre?		Transport	S3 New Development in Town Centres County Durham Local Transport Plan	car park	
47	How can cycle routes and footpaths be improved and joined up?	<ul style="list-style-type: none"> • Some good walking routes need to add to these • Not joined up routes can cause problems • Health benefits can be gained from cycling • Cheap way to exercise and it can be a family activity. 	Yes 4. Promoting Sustainable Transport	Yes in part D1 General Principles for the Layout and Design of New Developments D3 Design for Access D6 Layout and Design of Pedestrian Areas and Public Spaces T1 Footways and Cycleways in Towns and Villages L9 Footpaths, Cycleways and Bridleways in the	Information has been passed to a number of organisations and various meetings have been attended to ensure the residents key messages are passed on.	These issues will be delivered by DCC and other partner organisations. Not to be taken forward through the NP

Ref	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
				Countryside		
48	There are parking problems in many old areas of town what is the best way to address these problems?	<ul style="list-style-type: none"> Existing parking problems in various areas in the town Cars parking on streets causing problems Getting worse due to high car ownership Some unofficial parking already on green areas Some off-street parking already in certain places 	<p>Yes – to some degree</p> <p>4. Promoting sustainable transport</p>	<p>Yes – to some degree</p> <p>Parking and Accessibility Guidelines 2014</p>	<ul style="list-style-type: none"> Precedent already set by some off-street provision Only to be used where a sustained problem has been identified Some areas clearly not suitable Recognising the pressures and reality of modern living 	<ul style="list-style-type: none"> Undertake a character assessment of the area Define those areas where parking provision might be permitted Set out what limited changes might be possible such as provision of car parking <p>To be covered under ENVIRONMENT</p>
49	How can we tackle speeding issues on certain routes?	<ul style="list-style-type: none"> Many areas are dangerous Difficult to cross the road in many places Around schools is a particular problem. 	No	No	<p>Only 124 people wanted additional traffic calming measures.</p> <p>See Theme 4 for Aycliffe Village issues</p>	<p>Not to be taken forward due to the lack of demonstrable need</p>

CIL - OTHER MATTERS

	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
50	We need to ensure the Town Council are consulted in advance every time there are Section 106 or CIL monies available. How do we make sure this happens?		In part Annex 2 Glossary Paragraph 071 and 072 Community infrastructure Levy See also 2010 Regulations (as amended *)	In part D8 Servicing and Community Requirements of New Development E11 refers to remedial measures being undertaken to minimise the adverse effects from a nature conservation interest IB14 Improvements to General and Local Industrial Estates refers to improvements to access, traffic circulation and parking arrangements and that undertaking	Our needs are different to other areas. Section 106 and/or CIL often spent on parks and play areas.	Develop an appropriate policy.

	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
				estate improvements with priority given to 'Aycliffe Industrial Park' [sic]		
51	Specific policy for prioritising local need for CIL spending		In part Paragraph 071 and 072 Community Infrastructure Levy	In part D8 Servicing and Community Requirements of New Development E11 refers to remedial measures being undertaken to minimise the adverse effects from a nature conservation interest IB14 Improvements to General and Local Industrial Estates refers to improvements to access, traffic circulation and parking arrangements and	The priority for Great Aycliffe residents is for affordable homes and highway/road repairs	Develop an appropriate policy

	Questions asked Options considered	Reason / Why Important for us	Covered in National policy	Adequate policies in the Sedgefield Borough Local Plan	What, if any, value can the GANP add?	What can/are we going to do?
				that undertaking estate improvements with priority given to 'Aycliffe Industrial Park' [sic]		

*In England, where there is a neighbourhood development plan in place, or permission was granted by a neighbourhood development order (including by a community right to build order), the charging authority must pass 25% of Community Infrastructure Levy funds to the parish councils in whose area the chargeable development takes place. Where there is no neighbourhood development plan this amount is 15%, subject to a cap of £100 per household in the parish council area per year. In Wales, the charging authority must pass 15% of the Levy funds to the community councils in whose area the chargeable development takes place. This is again subject to the cap of £100 per household per year. Parish or community councils have the discretion to decide that some or all of these funds should remain with the charging authority. Regulation 59A(8) provides for where development crosses local council boundaries, so that the funds are split proportionally between the local councils. Regulation 59A(9) and (10) makes similar provision for when some of a development is granted permission by a neighbourhood development order, or is in an area for which there is a neighbourhood plan, and some is not.

Your issues, Our Proposals Consultation

VIEW THE FULL DOCUMENT ELECTRONICALLY ON THE APPENDIX LIST
<http://www.great-aycliffe.gov.uk/info/neighbourhood-plan-4/consultation-2/>



**GREAT
AYCLIFFE
NEIGHBOURHOOD
PLAN**

**YOUR ISSUES,
OUR PROPOSALS**

**Consultation Deadline
Monday 16th November 2015**



Comments from Your Issues, Our Proposals

Response No	Comments	Consideration
1	I think you have covered everything. Myself and my husband are pensioners in our 60s. Reasonable sized bungalows would be nice. Just cause we are old, I don't see why pensioners should have to live in small place. We don't wish to live in a rabbit hutch which is what it feels like.	Support the proposals
2	To upgrade road from A689 to Woodham. This road is not fit for purpose. The entrance exit to Tescos is like being at the funfair, dodgems. People living in this area should learn to indicate, before bringing in the speed issue. Since when is it correct for postmen to jump over a garden wall as a shortcut to deliver mail.	Upgrade of A689 to be put forward as a CIL/Section 106 priority
13	Some older people would like a small house but a bigger garden. I would prefer a larger retail park.	Bigger houses less affordable, affordable is a priority retail
15	I moved to Newton Aycliffe in Jan 15 having lived in the south previously. It is very important to me that the green spaces and woodland areas are not encroached upon for any development needs as this is a key reason why I chose to live where I do now.	Support the proposals
16	We recently moved to Newton Aycliffe as the area keeps the green belt/open spaces. More trees should be planted for the future, any factories should have green areas around them.	Support the proposals
19	Housing 3 - Not totally avoided	Utilise multi-functional rooms
20	Get some shops that serve people not eg male outfitters not just one shop. Is Newton Aycliffe ready for Big Boom down on business park with shops and housing my partner? Move on what was Newton in 50s but now sitting still there now.	retail
21	It would have been better to have a complete shopping mall on the Aycliffe Industrial Estate and make the Town Centre into a leisure park with cafes and pleasure facilities if possible. I have spoken to other people who think the same.	retail
22	More attention to the state of footpaths and run off areas to facilitate those using electric scooters, wheelchairs etc. A lot are in a terrible state and appear to have been forgotten.	Issues already passed to DCC
24	1. To encourage residents to maintain their property and gardens in good repair and tidy. This includes landlords. 2. To develop green energy and have solar panels fitted to all council buildings	Not planning

Response No	Comments	Consideration
26	<p>1. In respect of the 'Green Wedge' in Aycliffe Village, the historic St Andrews Church should be included within.</p> <p>2. Whilst I support some retail development on the industrial estates it should not detract from existing retail areas in the Town itself.</p> <p>3. Now the retail/industrial park is extended, why not extra post boxes.</p>	
27	<p>Environment Prop 1 - don't give up any green space to parking.</p> <p>Housing 5 - keep the green spaces.</p> <p>Town Centre Litter problem - bins need to be emptied daily, especially the ones outside Argos and Barnardos Charity Shop, they overflow and on windy days blow right down the street and could encourage rats. Stop the man feeding pigeons outside Argos daily, there must be 100 there (or more), the mess is huge.</p> <p>Empty shops in Town Centre - why not let cooperatives or craft students have them on short leases and low rents just to fill the area up and encourage footfall.</p>	<p>Retention of green spaces more important than anything else</p> <p>Retail</p>
35	<p>Housing3 - The bedroom tax requires a supply of one bedroom houses so I do not understand this proposal - is there not a shortage?</p> <p>Retail 3 - this would take business away from the shops in Newton Aycliffe</p>	<p>Trying to achieve this.</p> <p>Limited impact on town centre</p>
36	<p>Env 2 - It makes roads dangerous because at junctions, because the grass is too tall. Bottleneck at Bluebell junction put a one way road to the left for Burn Hill and Rushyford. That would help keep it clear for right turn, also one bedroom bungalows for older people to free up houses. A traffic warden is needed urgent, people parking in car areas made for electric cars. Also where our flower beds by the Chase and Byerley Park, thousands of cars use this road.</p>	
37	<p>'In our Image' Why isn't this striking piece of sculpture used more to promote and give identity to Aycliffe? Why does it stand hidden and largely forgotten behind tall trees on its present site? Can it be relocated to a more prominent and appropriate site</p>	<p>Not planning</p>
40	<p>Toilets in Town Centre. A market on waste ground (Cubby one) next to Tesco</p>	<p>Not planning</p>
42	<p>Transport and Access - At the moment there are 5 buses going from and to Newton Aycliffe. Could it be arranged that one of them could be re-routed to provide an hourly service from School Aycliffe (Heighington) to Darlington i.e. No 21 (Darlington to Sedgfield). At the moment the service 17 stops at 2pm and does not run at all on weekends and it could be re-routed around Newton Aycliffe to provide a proper Town Service??</p>	<p>Transport issues already forwarded to DCC</p>
43	<p>(Agnew - Greenfield Site home plans may go ahead) How can this be recommended!! Does not fit any criteria! In fact goes against everything Great Aycliffe Neighbourhood Plan envisages! Reply requested please.</p>	<p>Reply sent</p>

Response No	Comments	Consideration
44	<p>(Housing Option 2 (for oaps)) 1. Aycliffe needs to stay the size it is with no further development except to finish current sites. Congestion is a major issue, especially at peak times.</p> <p>2. Facilitate better parking by utilising grass verges, they are usually barren and damaged anyway.</p> <p>3. Make pigeon control in our Town Centre and beyond a priority. Our 'New' Town Centre is being ruined already.</p> <p>4. Anti social behaviour such as leaving dog mess, inconsiderate/illegal parking, barking dogs, speeding cars/motorbikes etc etc should be issues our Council wardens/workers are targeting.</p> <p>5. Tree lined avenues in Aycliffe are all well and good but spare a thought for Aycliffe residents who are surrounded by big, old trees that cast shadows over their homes on a daily basis. Some can't see out of their own windows, let alone relax in the sun in their gardens. A comprehensive tree, bush felling/pruning operation is needed to ease residents' frustrations.</p> <p>6. Too much local authority pen pushing paper exercises. Not enough getting out there among it, circulating amongst residents and really finding out what p***es them off. Oops don't get me started.</p>	<p>Some support</p> <p>most not planning</p>
45	<p>That the Town's population is regularly recorded so that prospective 'big name' retailers can reconsider whether the football justifies their future investment.</p>	<p>retail</p>
46	<p>1. Although you have no direct influence over the town centre rents and development, as a town council, you need to be keeping up the constant pressure on the 'absentee southern landlords' who have no vested interest in it apart from profit. It is not enough to say you have no influence. You are our representatives.</p> <p>2. The same applies to the business park. If this is part of your geographical area, you need to have an influence into the development.</p>	<p>retail</p>
50	<p>1. A cinema and restaurant development would attract people into the Town.</p> <p>2. A food and drink fair like Bishop Auckland holds attracts many people and could be held at Oakleaf Leisure Centre.</p> <p>3. A festival of thrift fair like Lingfield Point, Darlington holds also at the Oakleaf.</p> <p>4. The multistorey car park is a huge eyesore and should be replaced with an open piazza with cafes and craft shops as it is on a main road through the town and would look more inviting to visitors.</p>	<p>Cinema, restaurant development has been investigated in the past</p> <p>Not planning</p>
51	<p>1. I live on Bickford Terrace. The 'Green' between our homes and Heighington Road is a wonderful green public area; we are lucky; vehicles are constantly parked in one area. Please, to preserve this area in line with your proposals, could a tree/boulder barrier be placed around the edge? To stop this vandalism! Or Perhaps just 1 or 2 'parking forbidden' notices on the green. Years ago there were such signs!</p>	<p>Support the proposals</p> <p>retail</p>

Response No	Comments	Consideration
	2. The 'feel' of the Town Centre is not good! Especially with so many closed properties would a McDonalds or some such shop not be a good idea to bring more life to it?	
56	Been on with town centre for months still not finished why	retail
60	The only worry of all the empty shops in the town centre. The Christmas decorations are lovely but only makes the centre more desolate.	retail
61	<p>Housing 2, not if it means demolishing existing pre-fabricated bungalows. 1. To improve our Town, more bins and dog bins especially on walking routes such as the route from Moore Lane Park all the way to the newt pond. Not one bin! But so much rubbish in the woods and along the road (Past the Gretna). I feel the Council and Livin no longer look after the towns residents/old!! ADC had residents at the top of their list.</p> <p>2. My example being - the lovely pre-fab bungalows on Clarence Green and Travellers Green - 8 (or more) are standing empty - yet there is a list of older or disabled waiting for properties exactly like them. I know for a fact there is nothing wrong with these bungalows - maybe a bit of a refurb but Livin I'm sure, are going to leave them empty for so long that eventually they will rot - (which of course will then be their excuse for ripping them down) - they are Aycliffes' history and need to be kept!! Also - the beautiful field which Gleeson are now building on was/is a disgrace! How/Why?? Did they get permission to build 80+ houses when the original owner of the field was NOT allowed to build ONE bungalow for himself (field behind Gilpin Road). Firstly, where they are building belonged to a - Green belt area - very close to natural pond (with GCNewts) - ALWAYS has been a quiet area of the town - hence the reason to house older folk and disabled (as not much traffic). IF anything HAD to be built - then it should have been bungalows and created an old folks community - with a gated area + a green with seats + trees + flowers - NO TRAFFIC BUT plans went ahead without asking residents of surrounding streets (until it was too late) - Its all about MONEY nowadays - not whats best or needed for the residents of Aycliffe. RETAIL: fill empty shops BEFORE building more. - REFURB existing EMPTY bungalows (ie Pre-fabs at Clarence Green) where 8 are standing empty! - GREENS - monitor and take action on people using playing greens as a 'highway' to park outside their homes!! (i.e. Pudsey Walk).</p>	
63	<p>It is essential that Lord Beveridge's vision be retained as much as possible.</p> <p>Lack of uptake by retailers at Town Centre should be made an absolute top priority - pressure put on landlords to reduce rents would help.</p>	Support the proposals Retail
64	Litter/rubbish continues to be a problem in the town centre, green spaces, along the Woodham Burn. The improvements to the town	Not planning

Response No	Comments	Consideration
	centre are encouraging but overflowing/unemptied bins detract from this. The problem is particularly prevent in the Tesco Aldi and Greenwell road fast food outlets, with discarded pizza/burger boxes, beer cans, plastic bottles etc. left on the roads/pavements. More regular cleaning required.	
67	As well has bungalows for the elderly smaller houses for young couples at an affordable price	Support the proposal
69	DCC seem to see the City area as a priority and the areas furthest away are, to the most part, forgotten or ignored. They need to address this.	
70	Need to ensure this plan is not as focussed on Aycliffe Village and serves the needs of the wider community.	
72	Re Transport and access - parking: What will Gt Aycliffe Town Council do to stop residents etc. parking on residential streets or half on pavement/half on pavement in residential streets (in existing housing areas)?	
74	Very disappointing that the whole ambience and population's experience of the town is dictated by excessive town centre shop rents. I believe this is the largest town in county Durham with a lot of private housing and households bringing money in - if suitable shops were here. Don't appreciate being held to ransom.	Retail
75	Although I support the retention of trees around Newton Aycliffe, I think consideration needs to be taken into the proximity to houses and pavements etc. Taking into account the damage that can be caused by mature tree roots. Trees with a smaller eventual height should be considered as they also block the light.	Support the proposals
78	Environment item 2 - agree but with some reservation as ensuring green spaces are maintained should be the main priority. Item 4 I question if this is practicable in the long term. Housing item 6 – word the requirement for energy efficiency to be worked more strongly than encouraged. Ensure that all new development will not conflict with existing infrastructure and population.	
79	I am complaining about the state of the paths around Aycliffe, the surfaces are worn away in patches and tree roots are growing just below the surface and disturb? the surface also in fact they are a total disgrace and every time I go to town on my disability I am in danger of getting a puncture. Most disgruntled??	
80	As a relatively new resident, I am very pleased to see this document. Just one niggle. The multi storey car park. The approach to, and the lift itself is ALWAYS dirty and/or wet. Retail No. 2 'too long'	
81	Retail: land adjacent Cobblers Hall is ideal for a retail park similar to West Auckland Retail Park	retail

Response No	Comments	Consideration
82	Retail: allowing a small 'retail row' will possibly reduce existing shops locally to business parks turnover, and therefore 'possibly' see more closures	
84	<p>What is CIL or 106? CIL: who is going to inform Town council of the amount of funding available from CIL and Section 106. Also surely, this is essential information required before any plans can be drawn up. When setting up and prioritizing for investment do the local residents have a say.</p> <p>Environment: Most if not 90% of the land is now owned by Livin who's policies seem to be the systematic removal of all garages in the town. Plus What green areas they do not own Durham council own. You also mention a green wedge in Aycliffe Village what about the Parish or is the Village a no go only area to be preserved and sod the rest.</p> <p>Housing: How are you going to achieve this as living again own the land and properties for new bungalows and affordable homes and I would think that homes were the main priority not ones for sale. Also mentioned later you say job for Aycliffe residents first will this also apply to housing. (or is that discrimination). Nature was a key point earlier now you are wanting smaller garden thus changing the habitat of certain species. Again drives and garages which will have an effect on nature and wild life. Lord Beveridge was last century please can we have someone who can look to the future and not at the past.</p> <p>Next encourage green energy ideas should this not be MANDATORY.</p> <p>Retail: shouldn't we already have our sites on a large retail park within the Aycliffe boundaries instead of small bitty shops and as for the town centre it is a joke. Mr Wilson promised us more shops and variety. All that he has achieved is to demolish half of the town centre, businesses have left and a lovely set of brick work which does not cloth or fees people. Why do we bow to a London firm and not advance our own future.</p>	
87	<p>Housing proposal 4- I have seen an increase in the number of mobility scooters/electric wheelchair users in the year since I moved here (1/11/2014). Both of these need a) easy access to electricity points and b) 'walking' storage facility which has both an electric power point to recharge the batteries, lighting and security eg locks.</p> <p>Wheelchair users (those who are unable to walk) need easy access to their homes and electricity point at bedside. I was lucky enough I had enough money to have a 2 door shed built at the end of the garden. I can only walk that far - about 4 metres. 600m? I wish!</p>	
88	I particularly wish to see green spaces protected/retained, wildlife must be encouraged/protected and trees retained/enhanced. I came to live here over 25 years ago. I was encouraged to move here because of the abundance of trees (woodland and green spaces).	Support the proposals

Response No	Comments	Consideration
96	<p>The town centre development is still very poor and every encouragement should be made to help start up businesses provide a more diverse range of shops. The old Holliways garage on the Business Park would also be an excellent site for a large company to take over - someone like Marks & Spencer who could benefit from all the passing trade on the business park. I think green spaces are important but trade is the lifeblood of the town.</p>	Support the proposals
98	<p>Its fine to plant trees but can you please initiate pruning if trees are left to grow they are unsightly obscure view from homes, cause signposts to be illegible, footpaths in this area become impassable because of overhanging branches. There are some homes in this area that cannot receive sky signals during growing seasons only during the winter months and could have an impact now on selling their properties this was dismissed by council after they asked for trees to be pruned .They leave a lot of leaves to be cleared in the autumn despite having garden waste bins these collections stop mid October we are still collecting fallen leaves with nowhere to dispose of them. The access road to the community centre is a disgrace because of the above problem. we all take a pride in our gardens so please can you help in doing something about keeping trees looking cared for</p>	
99	<p>Have recently (Oct) relocated to NA from Scotland, so we are still discovering the area and community issues. Initial impressions are quite favourable, with modern high quality housing being an obvious feature. We are also very impressed with the wide open green spaces, and tree lined avenues around the periphery. The heath care provision within the town is also excellent.</p> <p>Less favourable impression of the retail centre which looks like a concrete wasteland reminiscent of a Soviet development. We understand that this is well understood and is being addressed through redevelopment. Attracting a mix of quality retail outlets and pleasant cafes / restaurants, should be a priority. While I understand the importance of developing a vibrant night time economy (NTE), serious consideration should also be given to the social problems associated with this and evidenced throughout the UK. This is particularly important when all Local Authority budgets are under significant pressures; in particular, policing is being forced to undergo fundamental reform, and the future availability of sufficient visible policing during the NTE cannot be guaranteed. In terms of engaging with local residents and ensuring the wider involvement of the Greater Aycliffe community, the provision of simple, concise information is key. Can I suggest the use of bright, sophisticated and interesting web media (including social networks) which would encourage young and old alike to participate in planning for the future.</p>	

Response No	Comments	Consideration
105	Yes stand up for local residents in planning decisions when it affects safety and quality of life instead of toing the party line and allowing inappropriate housing development of our green spaces - stand up and be counted for once. Amazing how other local town councils stand up for their local areas but doesn't happen in Newton Aycliffe. We are already handicapped with the Labour County Councillors we have who are career councillors.	
111	Planning should be more open and agreeable to new family facilities such as retail shops / cinema and restaurant/bars	retail
112	Bigger houses, all the new housing is focussed around bungalows and smaller dwellings. The bigger houses in Newton Aycliffe rarely come up for sale and all the new houses are not big enough.	Early consultation showed bungalows were a high priority
122	I would encourage access into Woodham through re design of the existing road eg: a roundabout at BOTH entrances and look at providing alternative access via Burn Lane or the A167	
123	Within the retail section I would like, instead of allowing changes to planning policy to allow change of use easily, that the town, it's people and council should develop a long term strategy to bring the town back into public ownership through the use of a cooperative.	retail
127	Most of the key problems are at county level, eg too much housing development, congestion, too many obstacles to getting from A to B quickly, esp on roads.	
129	CLI should be if possible be organised / run separately from local council	
132	An increased and improved leisure provision for the evening typ economy i.e. restaurants be encouraged instead of more fast food outlets.	retail
136	Additional retail is a priority it's a ghost town, I'm new to the area	retail

Heritage & Character Assessment Consultation Responses

Summary of responses received.

Aycliffe Village Landscape Setting

1	Do you feel agree that the village and conservation area should be protected from adjacent developments?	YES 7	NO 2
2	Do you agree that the character area provides a valuable setting?	YES 9	NO 0

Aycliffe Village (including Conservation Area)

3	Do you agree that the village forms an important part of the towns heritage?	YES 8	NO 0
4	Do you agree that the village contains the most significant buildings in the town (St Andrews Church)?	YES 8	NO 1
5	Do you feel that this setting is being affected by a close proximity to Aycliffe Business Park in any way?	YES 0	NO 8
6	Do you consider overlooking greenspace more important than parking immediately outside your home?	YES 4	NO 5

Open Farmland

7	Do you agree that the open areas of farmland are typical of the surrounding rural landscape?	YES 10	NO 0
8	Do you think that it is important to screen development from the surrounding rural landscape?	YES 7	NO 3
9	Do you consider the area to have recreational value (walking etc)?	YES 10	NO 0

Original New Town

10	Do you consider the greenspace ratio to development appropriate within the character area?	YES 8	NO 0
11	Do you consider overlooking greenspace more important than parking immediately outside your home?	YES 5	NO 4
12	Do you agree that the New Town character area is of national significance?	YES 8	NO 2
13	Do you think local centres such as Simpasture and Neville Parade are valuable to the area?	YES 9	NO 0

School Aycliffe

14	Are you aware of listed buildings within School Aycliffe?	YES 2	NO 2
15	Do you consider School Aycliffe to be a village?	YES 4	NO 5

Simpasture / West Park

16	Do you agree that the parkland setting provides valuable recreational facilities?	AGREE 10	DISAGREE 0
17	Are the parks a town wide asset or are they used exclusively by immediate residents?	YES 9	EXCLUSIVE 1
18	What is the most valuable feature within the area?	Parks (3), open spaces (2), lake (2), shops, green areas, settled community	

Burn Lane South

19	How would you rate the area for accessibility?	GOOD 8	POOR 0
20	What is the most valuable feature within the character area?	The burn (2), central access, green lungs,	
21	Do you consider overlooking greenspace more important than parking immediately outside your home?	YES 3	NO 3

Burn Lane Central

22	Do you feel that open areas of grass add value to residential areas?	YES 8	NO 1
23	Do you think that the black, yellow and red brick of each estate should be retained in any future development?	YES 4	NO 4
24	Do you agree that it is positive that all residents can access Woodham Burn?	YES 9	NO 0

Williamfield Way

25	Do you feel that the flat roofed properties are characterful or are a detrimental feature?	CHARACTER 3	DETRIMENTAL 8
26	Do you feel as though an abundance of greenspace in this area creates large areas of unused space?	YES 1	NO 7
27	How would you rate the quality of the greenspace in this character area?	GOOD 7	POOR 0

Alston Crescent

28	Do you agree that footpaths which are separated from highways are valued?	YES 7	NO 1
29	Do you think that local centres such as convenience stores and churches etc. are valuable areas of public realm?	YES 8	NO 0

Burn Lane North

30	Do you think cul-de-sacs form social communities or exclusive communities?	SOCIAL 8	EXCLUSIVE 1
31	Do you place value on local centres such as Cobblers Hall?	YES 9	NO 1
32	Do you think all greenspace should be accessible or should be protected for wildlife?	ACCESSIBLE 4	PROTECTED 6

Woodham

33	Do you feel that Woodham is an exclusive section of town?	YES 5	NO 3
34	Do you feel that the green areas of the golf course add to the setting?	YES 3	NO 1

1 person had extensive comments on the character areas.

Q12 – much more resident-friendly than the open plan areas eg Agnew, they don't work

Q18 – The Lake but it should be surrounded by more trees/bushes. Better lake management needed
– a 'natural' well-managed lake does not need continuous cleaning out

Q23 – The red brick looks best

Q32 – mostly protected, but some access (limited)

The same person also made the following comments on the feedback form.

Area 11 – Burn Lane Central. I live in Alfrid Place. The 'open grass area' serves no useful purpose. Attract rubbish and dog mess. Houses open to grass areas get vandalised. Yards too small for keeping pets eg dogs or growing flowers/veg. should add the land to individual houses for people to use themselves.

Great Aycliffe Way is excellent (but would be better with less mowing of grass and chopping trees down – gentle management is all that is required).

Questions on the feedback form -

Do you think the descriptions of the character areas are accurate? **YES - 19** **NO - 1**

If you don't agree with a character area name please specify the number and your alternative location name.

Only 1 comment and that was for Aycliffe Business Park.

The brief reason was that there was no mention of heavy traffic, competing with pedestrians and cyclists.

STATUTORY CONSULTEES

Consultation Bodies listed in Note 1 below whose interest the Town Council consider may be affected by the proposals for a Neighbourhood Development Plan.	
Neighbourhood development plans	
1. For the purposes of regulations 14 and 16, a “consultation body” means—	
<ul style="list-style-type: none"> • a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority 	<p>Planning & Environmental Policy Darlington Borough Council Town Hall Feethams Darlington DL1 5QT planning.enquiries@darlington.gov.uk</p> <p>Durham County Council County Hall Durham DH1 5UE</p> <p>Officers @ DCC -</p> <ul style="list-style-type: none"> • Mr Stuart Timmiss, Head of Planning and Assets • Mrs Carole Dillon, Principal Spatial Policy Officer, • Mr Michael Lowe, Planning Officer • Mr James Cook, • Mr Simon Goon, Managing Director, Business Durham <p>Mr Alan Jordan – Clerk Middridge Parish Council 51 Southside Middridge Newton Aycliffe DL5 7JD middridgepc@gmail.com</p> <p>Ms S Lenegan - Clerk Heighington Parish Council 7 The Garth School Aycliffe DL5 6QL</p> <p>Mrs S Howells - Clerk Bradbury and The Isles Parish Meeting 6 Chapel View Bradbury Sedgefield</p>

	<p>TS21 2ET mailto:keithgreenwell762@btinternet.com</p> <p>Mr N Juggins - Clerk Mordon Parish Meeting 2 The Old Mill Mordon Sedgfield TS21 2EY mailto:nigeljuggins@yahoo.co.uk</p> <p>Mrs K Younghusband – Clerk Windlestone Parish Council 7 Front Street Bishop Middleham Ferryhill DL17 9AJ mailto:karenemerson@tiscali.co.uk</p> <p>Mrs T Bellas - Clerk Shildon Town Council Council Offices Civic Centre Shildon DL4 1AH</p>
<ul style="list-style-type: none"> the Coal Authority 	<p>The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG</p>
<ul style="list-style-type: none"> the Homes and Communities Agency 	<p>Pat Richie St George's House Kingsway Team Valley Gateshead Tyne & Wear NE11 0NA</p>
<ul style="list-style-type: none"> Natural England 	<p>Glyn Bateman (returned addressee gone away) The Quadrant Newburn Riverside Newcastle upon Tyne NE15 8NZ Follow up to – enquiries@naturalengland.ork.uk</p>
<ul style="list-style-type: none"> the Environment Agency 	<p>Lucy Mo / Cameron Sked Environment Agency Tyneside House Skinnerburn House Newcastle-upon-Tyne NE4 7AR</p>

<ul style="list-style-type: none"> English Heritage (now Historic England) 	<p>Mrs Barbara Hooper Bessie Surtees House 41 - 44 Sandhill Newcastle upon Tyne NE1 3JF</p>
<ul style="list-style-type: none"> Network Rail Infrastructure Limited (company number 2904587) 	<p>Network Rail 1 Eversholt Street London NW1 2DN</p>
<ul style="list-style-type: none"> the Highways Agency 	<p>Daniel Gaunt Russell McClean 8 City Walk Leeds LS11 9AT</p>
<ul style="list-style-type: none"> the Marine Management Organisation 	<p>n/a</p>
<ul style="list-style-type: none"> any person— <ul style="list-style-type: none"> (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003 (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority 	<p>BT Openreach Scotland & North East Tel: 0800 141 2650 email: newsitereceptionedinburgh@openreach.co.uk</p>
<ul style="list-style-type: none"> where it exercises functions in any part of the neighbourhood area— <ul style="list-style-type: none"> a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c) a sewerage undertaker a water undertaker 	<p>Care: Durham Dales, Easington and Sedgefield Clinical Commissioning Group Sedgefield Community Hospital Salters Lane Sedgefield TS21 3EE</p> <p>County Durham and Darlington NHS Foundation Trust Darlington Memorial Hospital Hollyhurst Road Darlington County Durham DL3 6HX</p> <p>Electricity: Northern Power Grid Manor House Station Road Houghton le Spring DH4 7LA</p> <p>Gas: Mr P Simms</p>

	<p>Transco Brick Kiln Street Hinckley LE10 0NA United Kingdom</p> <p>Water/Sewage: Northumbrian Water Ltd Leat House Pattinson Road District 15 Washington Tyne & Wear NE38 8LB</p>
<ul style="list-style-type: none"> voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area 	<p>North of England Civic Trust, The Schoolhouse, 12 Broad Chare, Newcastle upon Tyne NE1 3DF</p> <p>Aycliffe Running Club, c/o Sue Milburn</p> <p>Horndale Residents Forum</p> <p>Great Aycliffe Residents Association</p> <p>Acorn Residents Association</p> <p>WASPS Residents Association</p> <p>Friends of Senior Citizen's</p>
<ul style="list-style-type: none"> bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area 	<p>See list of Town Council's above</p> <p>Newton Aycliffe Library, Central Avenue, Newton Aycliffe</p>
<ul style="list-style-type: none"> bodies which represent the interests of different religious groups in the neighbourhood area 	<p>The Roman Catholic Church of St. Mary's and St. Joseph's office@aycliffecatholic.com</p> <p>St. Clare's C of E Church St. Cuthbert's Way juliewing1@hotmail.com</p> <p>Neville Parade Methodist Church Neville Parade Andrew.bryer@methodist.org.uk</p> <p>Harvest Christian Church Bethany Centre gwalvin@aol.com</p> <p>St. Elizabeth's Church St. Elizabeth's Close Woodham</p>

	<p>DL5 4UE</p> <p>Church of St. Andrew Church Lane Aycliffe Village DL5 6JT</p> <p>Newton Aycliffe Congregation of Jehovah's Witnesses Mr W. Pattinson 8 The Covert Newton Aycliffe DL5 7LH</p> <p>Excel Church Longtens Way Newton Aycliffe DL5 6AP</p>
<ul style="list-style-type: none"> bodies which represent the interests of persons carrying on business in the neighbourhood area 	<p>Newton Aycliffe Town Centre Owners Freshwater Group of Companies Freshwater House 158 – 162 Shaftesbury Avenue LONDON WC2H 8HR</p> <p>Freshwater Developments 3rd Floor 207 Regent Street LONDON W1B 3HH</p> <p>Bryan Haldane Newton Aycliffe Town Centre Manager Bryan.haldane@aycliffeshoppingcentre.co.uk</p> <p>Aycliffe Business Park, see list of Steering Group Members on Additional Consultee Sheet</p> <p>Barton Willmore Agent for Church Commissioners for England Daniel Hatcher Daniel.hatcher@bartonwillmore.co.uk</p> <p>Simon A Crowe Director Niven Architects Simon.crowe@nivenarchitects.co.uk</p> <p>Livin Social Housing <ul style="list-style-type: none"> Wayne Harris, Executive Director Property & Development </p>

	<ul style="list-style-type: none"> • Alan Boddy, Executive Director Housing & Business Development • Andrew Kitchen, Development Manager <p>Durham Gate Arlington Way Spennymoor DL16 6NL</p>
<ul style="list-style-type: none"> • bodies which represent the interests of disabled persons in the neighbourhood area 	<p>Pioneering Care Partnership Carer's Way Newton Aycliffe DL5 4SF</p> <p>Home Group Bluebell House Newton Aycliffe DL5 7LN Aristea Stathopoulou, Support Co-ordinator Older Peoples' Services Aristea.stathopoulou@homegroup.org.uk</p>

ADDITIONAL CONSULTEES

NAME	ORGANISATION
Councillor Bill Blenkinsopp	Great Aycliffe Town Council
Councillor Derek Atkinson	Great Aycliffe Town Council
Councillor John Clark	Great Aycliffe Town Council
Councillor Barbara Clare	Great Aycliffe Town Council
Councillor Neil Collinson	Great Aycliffe Town Council
Councillor Ian Gray	Great Aycliffe Town Council
Councillor Brian Hall	Great Aycliffe Town Council
Councillor Irene Hewiston	Great Aycliffe Town Council
Councillor Paul Kjenstad	Great Aycliffe Town Council
Councillor Jim Atkinson	Great Aycliffe Town Council
Councillor Arun Chandran	Great Aycliffe Town Council
Councillor Mary Dalton	Great Aycliffe Town Council
Councillor Sandra Haigh	Great Aycliffe Town Council
Councillor Keith Henderson	Great Aycliffe Town Council
Councillor Michael Dalton	Great Aycliffe Town Council
Councillor Val Raw	Great Aycliffe Town Council
Councillor Bill Iveson	Great Aycliffe Town Council
Councillor George Gray	Great Aycliffe Town Council
Councillor Bob Fleming	Great Aycliffe Town Council
Councillor Wendy Hillary	Great Aycliffe Town Council
Councillor Malcolm Iveson	Great Aycliffe Town Council
Councillor Chris Wheeler	Great Aycliffe Town Council
Councillor Martin Ashcroft	Great Aycliffe Town Council
Councillor Peter Bergg	Great Aycliffe Town Council
Councillor Ken Robson	Great Aycliffe Town Council
Councillor Jed Hillary	Great Aycliffe Town Council & Durham County Council
Councillor Sarah Iveson	Great Aycliffe Town Council & Durham County Council
Councillor Eddy Adam	Great Aycliffe Town Council & Durham County Council
Councillor John Clare	Great Aycliffe Town Council & Durham County Council
Councillor Mike Dixon	Durham County Council
Councillor Joan Gray	Durham County Council
Kerina Clark	Aycliffe Business Park Steering Group
David Spensley	Aycliffe Business Park Steering Group
Pamela Petty	Aycliffe Business Park Steering Group
John Finley	Aycliffe Business Park Steering Group
Rachel Townsend Green	Aycliffe Business Park Steering Group
Brian Riley	Great Aycliffe and Middridge Partnership
Sergeant Mark Edwards	Durham Constabulary Newton Aycliffe Police Central Avenue Newton Aycliffe DL5 5QH

Durham & Darlington Fire	Central Avenue Newton Aycliffe
Office Manager	Northgate Estate Agents dl5@northgates.net
Nick & Gordon Carver	Estate Agents 43 Dalton Way Newton Aycliffe DL5 4DN
Durham & Darlington Fire Rescue Service	Central Avenue Newton Aycliffe
Head Teacher	Vane Road Primary School Vane Road Newton Aycliffe County Durham DL5 5RH
Head Teacher	Sugar Hill Primary School Sheraton Road Newton Aycliffe County Durham DL5 5NU
Head Teacher	Horndale Infants School Scholars Path Newton Aycliffe County Durham DL5 7ER
Head Teacher	Stephenson Way Primary School Stephenson Way Newton Aycliffe County Durham DL5 7DD
Head Teacher	Woodham Burn Junior School Humphrey Close Newton Aycliffe County Durham DL5 4EX
Head Teacher	St. Francis Primary School Scholars Path Newton Aycliffe County Durham DL5 7AB
Head Teacher	St. Mary's Primary School Central Avenue Newton Aycliffe County Durham DL5 5NP
Head Teacher	St. Joseph's Primary School Garburn Place Newton Aycliffe County Durham DL5 7DE

Mr Gargan, Head Teacher	Aycliffe Village Primary School Aycliffe Village Newton Aycliffe County Durham DL5 6JL
Head Teacher	Byerley Park Primary School Greenfield Way Newton Aycliffe County Durham DL5 7LE
Head Teacher	Walworth School Bluebell Way Newton Aycliffe Co. Durham DL5 7LP
Head Teacher	Woodham Academy Washington Crescent Newton Aycliffe DL5 4AX
Head Teacher	Greenfield Community College Greenfield Way Newton Aycliffe County Durham DL5 7LF